

SECOND AND THIRD READING REQUEST

CASE: C14-2008-0044 – Windsor Park
Vertical Mixed Use Building (V) Rezoning

C.C. DATE: May 22, 2008

P.C. DATE: March 25, 2008

C.C DATE 1st READING: April 24, 2008

AREA: 31 tracts on 153.11 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD),
Minal Bhakta

APPROVED ON 1ST READING (APRIL 24, 2008):

- *APPROVED THE VERTICAL MIXED USE BUILDING (V) DISTRICT ZONING WITH RELAXED DIMENSIONAL STANDARDS, PARKING REDUCTION AND ADDITIONAL USES IN OFFICE DISTRICTS ON TRACTS 1-14, 17-25, 27-29 AND 31 (150.1 Acres).*
- *APPROVED THE MOTION TO EXCLUDE TRACTS 15, 16 AND 26 FROM THE VMU OVERLAY DISTRICT (3.02 Acres).*
- *APPROVED AN AFFORDABILITY LEVEL OF 60% OF THE MEDIAN FAMILY INCOME FOR 10% OF RENTAL UNITS IN A VERTICAL MIXED USE BUILDING.*

Consent Approval: 7-0

ORDINANCE READINGS: 2nd & 3rd

ORDINANCE NUMBER:

CASE MANAGER: Minal Bhakta

E-MAIL: minal.bhakta@ci.austin.tx.us

PHONE: 974-6453

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0044 – Windsor Park
Vertical Mixed Use Building (V) Rezoning

C.C. DATE: May 22, 2008

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APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

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Minal Bhakta

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Home Builders Association of Greater Austin
Taking Action Inc.
Austin Neighborhoods Council
Homeless Neighborhood Organization
Volunteers of America Texas
North American Islamic Trust
Mueller Community Association
PODER People Organized in Defense of Earth & Her Resources

League of Bicycling Voters
University Hills Neighborhood Association
Windsor Park Neighborhood Association
Responsible Growth for Windsor Park
University Hills/Windsor Park NPA Staff Liaison
Austin Independent School District
American Cancer Society
Ridgetop Neighborhood Association
Gaston Place Neighborhood Association

AREA OF PROPOSED ZONING CHANGES: The Windsor Park Neighborhood Planning Area is bounded by US Highway 290 to the north, 51st Street to the south, Northeast Drive and Manor Road to the east, and IH 35 to the west. Please refer to Attachment 2.

APPLICABLE CORE TRANSIT CORRIDORS:

Core Transit Corridors: Cameron Road and 51st Street.
Future Core Transit Corridor: Manor Road

APPROVED ON 1ST READING (APRIL 24, 2008):

- *APPROVED THE VERTICAL MIXED USE BUILDING (V) DISTRICT ZONING WITH RELAXED DIMENSIONAL STANDARDS, PARKING REDUCTION AND ADDITIONAL USES IN OFFICE DISTRICTS ON TRACTS 1-14, 17-25, 27-29 AND 31 (150.1 Acres).*
- *APPROVED TO EXCLUDE TRACTS 15, 16 AND 26 FROM THE VMU OVERLAY DISTRICT (3.02 Acres).*
- *APPROVED AN AFFORDABILITY LEVEL OF 60% OF THE MEDIAN FAMILY INCOME FOR 10% OF RENTAL UNITS IN A VERTICAL MIXED USE BUILDING.*

Consent: 7-0

PLANNING COMMISSION RECOMMENDATION:

- *APPROVED MOTION 1 TO APPROVE THE WINDSOR PARK NEIGHBORHOOD ASSOCIATION'S RECOMMENDATION FOR VERTICAL MIXED USE BUILDING (V) DISTRICT ZONING WITH RELAXED DIMENSIONAL STANDARDS, PARKING REDUCTION AND ADDITIONAL USES IN OFFICE DISTRICTS ON TRACTS 1-14, 17-25, 27-29 AND 31 (150.1 Acres).*
 - *APPROVED MOTION 2 TO APPROVE THE WINDSOR PARK NEIGHBORHOOD ASSOCIATION'S RECOMMENDATION TO EXCLUDE TRACTS 15, 16 AND 26 FROM THE VMU OVERLAY DISTRICT (3.02 Acres).*
 - *APPROVED AN AFFORDABILITY LEVEL OF 60% OF THE MEDIAN FAMILY INCOME FOR 10% OF RENTAL UNITS IN A VERTICAL MIXED USE BUILDING.*
 - *DIRECTED STAFF TO INITIATE A NEIGHBORHOOD PLAN AMENDMENT FOR TRACT 30 TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL TO MIXED USE ON THE FUTURE LAND USE MAP (.39 Acres).*
- VOTE: [J. REDDY; S. KIRK-2ND] (9-0)**

WATERSHEDS: Tannehill Branch, Fort Branch, and Little Walnut Creek (urban)

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Blanton Elementary School, Andrews Elementary School, Harris Elementary, Pearce Middle School.

STAFF COMMENTS:

The VMU Overlay District in the Windsor Park Neighborhood Planning Area includes 153.11 acres (31 tracts). The Windsor Park Neighborhood Association and Responsible Growth for Windsor Park submitted two separate VMU applications during the VMU Opt In/Opt Out process. Below is an analysis of the Windsor Park Neighborhood Association and Responsible Growth for Windsor Park's recommendations:

- **Windsor Park Neighborhood Association** recommendations:
 - Apply VMU zoning with Additional Ground Floor Uses incentive to 150.1 acres within the overlay district (Tracts 1-14, 17-25, 27-31). The neighborhood association wants to opt-out of the Dimensional Standards and Parking Reduction incentives.
 - Amend the VMU overlay district to exclude 3.02 acres (Tracts 15, 16, and 26).
 - Allow a 60% affordability level for 10% of the residential units available for rental within a VMU building.

Windsor Park Neighborhood Association wants to preserve the historic value of American Botanical Council building currently situated on tract 26. Tracts 15-16 are undeveloped and have City of Austin easements; the neighborhood wants to maintain the existing green space and trees that are currently on these tracts.

▪ **Responsible Growth for Windsor Park recommendations:**

- Apply VMU zoning with Additional Ground Floor Uses incentive to 8.1 acres (Tracts 8, 10, 20 and 21) within the VMU overlay district. The neighborhood desires to opt-out of the Dimensional Standards, and Parking Reduction.
- Amend the VMU overlay district to exclude 145.1 acres (Tracts 1-7, 9, 11-19, 22-31).
- Allow a 60% affordability level for 10% of the residential units available for rental within a VMU building.

Responsible Growth for Windsor Park expressed concerns about the effect of VMU buildings on the neighborhood character. They are also concerned about the creation of additional retail space when existing retail properties in the neighborhood sometimes struggle to keep their tenants.

The Windsor Park neighborhood plan was adopted in August 2007 as part of the University Hills/ Windsor Park Combined Neighborhood Plan. All tracts shown on the tract map are designated Mixed Use on the Future Land Use Map except for tract 30 which is designated Commercial. City staff has initiated a neighborhood plan amendment and zoning case for tract 30. Tract 30 will be brought to the City Council on May 8, 2008.

LIST OF ATTACHMENTS:

Attachment 1: VMU Neighborhood Recommendations Table

Attachment 2: Windsor Park Neighborhood Planning Area VMU Overlay District Tract Map

Attachment 3: List of Windsor Park Neighborhood VMU Application Properties by Tract #, TCAD Property ID and City of Austin Address for properties in the VMU Overlay District and for Opt-In Properties

Attachment 4: Zoning Map

Attachment 5: Windsor Park Neighborhood Association Vertical Mixed Use (VMU) Opt-In / Opt-Out Application

Attachment 6: Responsible Growth for Windsor Park Vertical Mixed Use (VMU) Opt-In / Opt-Out Application

Attachment 7: Overview of Vertical Mixed Use (VMU) and the VMU Opt-In/Opt-Out Process

Attachment 8: Comment Forms (In Favor: 5 forms ; In Objection: 6 forms)

ISSUES: None at this time.

CITY COUNCIL DATE: May 15, 2008

ACTION:

ORDINANCE READINGS: 2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Minal Bhakta
e-mail: minal.bhakta@ci.austin.tx.us

PHONE: 974-6453

BACKGROUND

On August 31, 2006, the City Council adopted the "Design Standards & Mixed Use" ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use.

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors; however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless "opted-out". Properties not fronting on the Core Transit Corridors are not eligible for VMU unless "opted-in".

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2008-0044 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the Windsor Park Neighborhood application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 7.

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%

SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u>)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

Windsor Park Neighborhood Association VMU Recommendations C14-2008-0044					
VMU Overlay District					
Tract # (1)	All VMU- Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
1 - 14 17 - 25 27 - 31		X	X		
15 - 16 26					X
WINDSOR PARK NEIGHBORHOOD ASSOCIATION RECOMMENDED AN AFFORDABILITY LEVEL OF: 60% OF THE MEDIAN FAMILY INCOME FOR 10% OF THE RESIDENTIAL UNITS AVAILABLE FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING (1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map. (2) Please refer to attached information for explanations of Opt-Out options.					

Responsible Growth for Windsor Park VMU Recommendations C14-2008-0044					
VMU Overlay District					
Tract # (1)	All VMU- Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
1 - 7 9 11 - 19 22 - 31					X
8 10 20 - 21		X	X		
RESPONSIBLE GROWTH FOR WINDSOR PARK RECOMMENDED AN AFFORDABILITY LEVEL OF: 60% OF THE MEDIAN FAMILY INCOME FOR 10% OF THE RESIDENTIAL UNITS AVAILABLE FOR RENTAL WITHIN A VERTICAL MIXED USE BUILDING (1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map. (2) Please refer to attached information for explanations of Opt-Out options.					

**Windsor Park Neighborhood Planning Area
VMU Address Table
C14-2008-0044**

ATTACHMENT # 3

TRACT # (1)	TCAD PROPERTY ID # (2)	CITY OF AUSTIN ADDRESS (3)
1	Portion of 225724	6305 CAMERON RD
		6307 CAMERON RD
		6309 CAMERON RD
		6311 CAMERON RD
		6611 E US 290 HWY EB
	Portion of 225733	6303 CAMERON RD
2	225508	6006 CAMERON RD
	225509	6000 CAMERON RD
	225525	6014 CAMERON RD
	225526	ABS 789 SUR 7 WALLACE J P ACR 1.832
	225527	6106 1/2 CAMERON RD
		6106 CAMERON RD
	225531	6110 CAMERON RD
	225533	6214 CAMERON RD
	225534	6208 CAMERON RD
	225536	E 100' OF LOT 17 DUVAL HEIGHTS
3	Portion of 223339	5800 CAMERON RD
		5900 CAMERON RD
	223343	1120 REINLI ST
		5720 CAMERON RD
4	221948	5600 CAMERON RD
	221949	5310 CAMERON RD
		5312 CAMERON RD
		5314 CAMERON RD
		5316 CAMERON RD
		5319 N IH 35 SVRD NB
		5320 CAMERON RD
		5322 CAMERON RD
		5324 CAMERON RD
		5326 CAMERON RD
	221950	1108 E 53RD ST
		5300 CAMERON RD
	221953	5340 CAMERON RD
		5345 N IH 35 SVRD
		5355 N IH 35 SVRD NB
		5357 N IH 35 SVRD NB
		5361 N IH 35 SVRD NB
		5363 N IH 35 SVRD NB
		5365 N IH 35 SVRD NB
		5402 1/2 CAMERON RD
		5402 CAMERON RD
		5403 N IH 35 SVRD NB
		5405 N IH 35 SVRD NB
		5407 N IH 35 SVRD NB
		5409 N IH 35 SVRD NB
		5413 N IH 35 SVRD NB

**Windsor Park Neighborhood Planning Area
VMU Address Table
C14-2008-0044**

ATTACHMENT # 3

TRACT # (1)	TCAD PROPERTY ID # (2)	CITY OF AUSTIN ADDRESS (3)
	223353	5415 N IH 35 SVRD NB
		5419 N IH 35 SVRD NB
		5420 CAMERON RD
		5421 N IH 35 SVRD NB
		5423 N IH 35 SVRD NB
		5425 N IH 35 SVRD NB
		5427 N IH 35 SVRD NB
		5429 N IH 35 SVRD NB
		5431 N IH 35 SVRD NB
		5433 N IH 35 SVRD NB
		5439 N IH 35 SVRD NB
		5441 N IH 35 SVRD NB
		5445 N IH 35 SVRD NB
		5463 N IH 35 SVRD NB
		5604 CAMERON RD
	223354	1113 1/2 REINLI ST
		5700 CAMERON RD
	223357	5630 CAMERON RD
5	220544	1216 CORONA DR
		5511 CAMERON RD
6	220472	1211 CORONA DR
	220500	5505 CAMERON RD
	220504	5423 CAMERON RD
	220505	5339 CAMERON RD
	220506	5361 CAMERON RD
		5403 CAMERON RD
	220507	5413 CAMERON RD
		5415 CAMERON RD
	220508	5341 1/2 CAMERON RD
		5341 CAMERON RD
		5345 CAMERON RD
7	220509	PT OF LOT 3-5 BLK G DELWOOD SEC 4
		1114 E 52ND ST
		5203 CAMERON RD
	220589	5209 CAMERON RD
	220590	50 X 150 FT AV (TRT D) WALLACE J P ABS 789 SUR 7
	220591	5303 CAMERON RD
	220592	50 X 150 FT (TRT B) WALLACE J P ABS 789 SUR 7
	220593	50 X 150 FT (TRT A) WALLACE J P ABS 789 SUR 7
	220624	5327 CAMERON RD
		5329 CAMERON RD
8	220629	5201 CAMERON RD
	220630	5211 CAMERON RD
	220631	TRT 2 BRADFORD D C SUBD RESUB NO 1
	218532	1101 E 52ND ST
		1105 E 52ND ST
		5121 CAMERON RD

**Windsor Park Neighborhood Planning Area
VMU Address Table
C14-2008-0044**

ATTACHMENT # 3

TRACT # (1)	TCAD PROPERTY ID # (2)	CITY OF AUSTIN ADDRESS (3)
9	218529	44 X 102FT AV OF LOT 2 RIDGETOP GARDENS
10	218521	LOT 1B * RESUB OF LOT 1 * OF A RESUB OF PT OF LOT 3&4 RIDGETOP GARDENS
	218531	1110 E 51ST ST
	218533	1138 E 51ST ST
11	218514	1218 E 51ST ST 5104 LANCASTER CT
	218515	1216 E 51ST ST
	218516	1200 E 51ST ST
	218517	LOT 2A * RESUB OF LOT 2 * OF A RESUB OF PT OF LOT 3&4 RIDGETOP GARDENS
	218523	1212 E 51ST ST
	218524	1210 E 51ST ST
	218526	1206 E 51ST ST
	218527	1208 E 51ST ST
12	215169	LOT 16&17 RIDGETOP GARDENS
	Portion of 215170	1500 E 51ST ST
		1502 E 51ST ST
		1504 E 51ST ST
		1508 E 51ST ST
	216536	E102.5FT OF LOT 11 RIDGETOP GARDENS
	216537	1414 E 51ST ST
	216538	N201FT AV OF LOT 11 RIDGETOP GARDENS
	216539	1410 E 51ST ST
	216540	1404 E 51ST ST
	216541	1400 E 51ST ST
	216546	1320 E 51ST ST
	216548	WEST PART OF LOT 1 BLK A RIDGETOP GARDENS RESUB OF A PART OF LOT 9
	216550	1316 E 51ST ST
	216551	1310 E 51ST ST
	216552	1308 E 51ST ST
	216553	1304 E 51ST ST
		1306 E 51ST ST
	216555	E105FT OF LOT 12 RIDGETOP GARDENS
	216554	1416 E 51ST ST
	216556	1314 E 51ST ST
	216561	N249.37FT AV OF W153.75FT OF LOT 13 RIDGETOP GARDENS
	216562	S160FT OF W153.75 OF LOT 13 RIDGETOP GARDENS
	218535	1302 E 51ST ST
	218542	5101 LANCASTER CT
	Portion of 425920	1328 E 51ST ST
13	215172	1660 E 51ST ST

**Windsor Park Neighborhood Planning Area
VMU Address Table
C14-2008-0044**

ATTACHMENT # 3

TRACT # (1)	TCAD PROPERTY ID # (2)	CITY OF AUSTIN ADDRESS (3)
14	213610	LOT 8A *RESUB OF LOT 62 MANOR HILLS SEC 8
	213611	2201 E 51ST ST
	213612	2203 E 51ST ST
	213613	2205 E 51ST ST
	213614	2207 E 51ST ST
	213615	2209 E 51ST ST
	213616	2211 E 51ST ST
	213617	2213 E 51ST ST 2215 E 51ST ST
15	213848	LOT 1 UPTOWN BUSINESS PARK SEC 2
16	211908	ABS 793 SUR 20 WARNELL H ACR 2.00
17	Portion of 211895	ABS 793 SUR 20 WARNELL H ACR 2.08
18	211906	4700 MANOR RD
		4800 MANOR RD
19	213608	5200 MANOR RD
		5206 MANOR RD
		5210 MANOR RD
	213609	2800 1/2 E 51ST ST
		5110 MANOR RD
		5112 MANOR RD 5209 OLD MANOR RD
20	217174	2713 ROGGE LN
		2801 ROGGE LN
		2803 ROGGE LN
		5618 MANOR RD
	217176	5600 MANOR RD
	217178	5608 MANOR RD
	217179	5606 MANOR RD
	217180	5604 MANOR RD
21	217097	2804 1/2 ROGGE LN
		5706 MANOR RD
22	217094	5812 MANOR RD
	217095	LOT 10 SCHWINGE SUBD
	217096	5800 MANOR RD
	217121	5730 MANOR RD
	217122	5722 MANOR RD
23	217124	5900 1/2 MANOR RD
		5900 MANOR RD
24	219064	6012 MANOR RD
25	219061	6102 MANOR RD
26	219128	6201 WALNUT HILLS DR
27	219374	3211 JACK COOK DR

**Windsor Park Neighborhood Planning Area
VMU Address Table
C14-2008-0044**

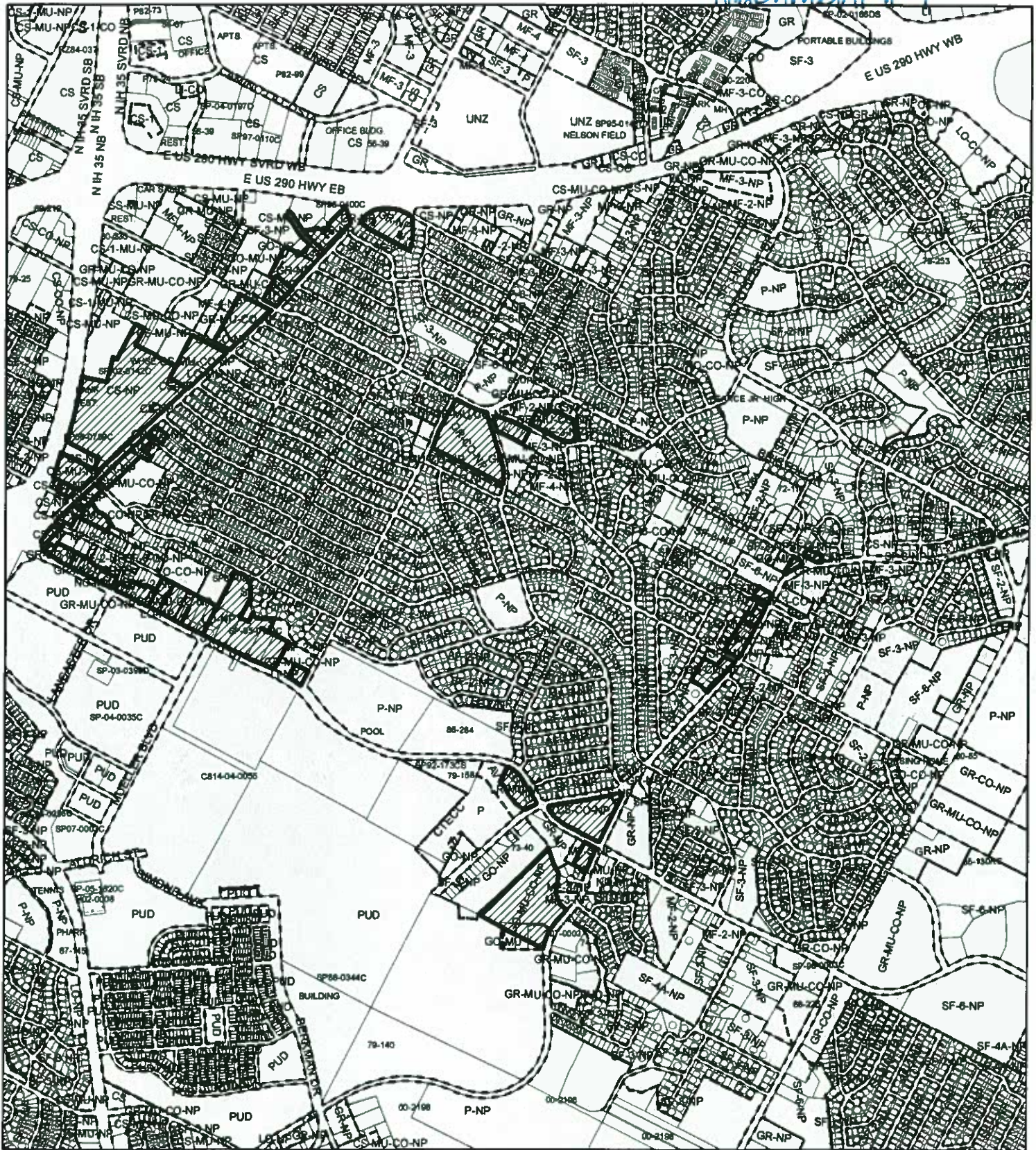
ATTACHMENT # 3

TRACT # (1)	TCAD PROPERTY ID # (2)	CITY OF AUSTIN ADDRESS (3)
28	220739	1727 BRIARCLIFF BLVD
		5811 BERKMAN DR
		5936 1/2 WESTMINSTER DR
		5936 WESTMINSTER DR
		5938 WESTMINSTER DR
	220742	1701 1/2 BRIARCLIFF BLVD
		1701 BRIARCLIFF BLVD
29	220818	5933 WESTMINSTER DR
	220820	1903 GASTON PLACE DR
	220825	1905 GASTON PLACE DR
	220826	1917 GASTON PLACE DR
	Portion of 220827	LOT 2-B-2A *4TH RESUB OF LT 2 BLK E DELWOOD TERRACE COMMERCIAL AREA
30	220829	1801 BRIARCLIFF BLVD
31	220867	1932 GASTON PLACE DR
	220868	1924 GASTON PLACE DR
		1928 GASTON PLACE DR
	222601	2006 GASTON PLACE DR

(1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Map.




(2) Each TCAD Property ID number represents a separate property, as recorded by the Travis Central Appraisal District.

(3) The COA Addresses listed for each property are those addresses on file with the City pertaining to that property. If a COA address was not available for a property the legal description was used.



ZONING



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING CASE#: C14-2008-0044
ADDRESS: WINDSOR PARK PLANNING AREA
SUBJECT AREA: 153.83 ACRES
GRID: L25-26 & M25-26
MANAGER: M. BHAKTA

OPERATOR: S. MEEKS



1" = 1600'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Windsor Park Neighborhood Association

Neighborhood Planning and Zoning Department

Attn: George Adams

P.O. Box 1088

Austin, TX 78767

August 7, 2007

RECD
8-9-07
Q.A.

Mr. Adams,

Please accept this letter as an amendment to Windsor Park Neighborhood Association's VMU Application submitted June 4, 2007. At the time that we voted on the VMU Application, we did not have time to vote on the dimensional standards, ground floor standards/uses, parking variance and recommended affordability level.

At our July 12 WPNA General Meeting, held in accordance with our bylaws, we voted on the above issues. There were 47-55 people attending the meeting. The results of the voting were as follows:

Dimensional Standards: 17 For; 17 Against (TIE)*

Ground Floor Standards/Uses: 16 For; 12 Against (PASSED)

Parking Variance set at 60%: 15 For; 16 Against (FAILED)

Parking Variance set at 80%: 13 For; 17 Against (FAILED)

Affordable Housing set at 60% MFI: 18 For; 11 Against (PASSED)

No changes were made to WPNA's original VMU Application with regard to Opt/In Opt/Out sections.

* According to our bylaws a tie leads to the motion not passing. However, several members from Responsible Growth for Windsor Park were in attendance, and voted, on these issues. The meeting became rather contentious and some long-time members left prior to the vote. We feel they were in favor of the Dimensional Standards (and other motions) and therefore our vote was skewed and does not represent the feelings of our membership. We had received many emails in favor of these motions prior to the meeting. (I sent all options with a request for input to our listserv of 300 people shortly after the May meeting where the votes were taken.) Also at least one person who is not a voting member, voted for RG4's position, and we counted those votes. WPNA's Executive Committee therefore asks you to settle the tie in favor of the motion to accept the dimensional standards.

I would like to take this opportunity to point out that our original VMU Application and this amendment were handled according to our bylaws and City Council's directives regarding the process. We heard shortly after the first application was due that Responsible Growth For Windsor Park (RG4WP) had also submitted their own application. This was done with no notice to the general neighborhood. Many from their group had recently joined WPNA for the sole purpose of voting on this issue and they were in attendance, spoke to the issues and voted at both the application meeting and the amendment meeting. We therefore feel that their application should not be considered valid since it was not done in accordance with the City Council's directives and would constitute double voting for many of the members of their group.

If you have any questions, please feel free to contact me.

Thank you,

Barb Selgestad

President, Windsor Park Neighborhood Association

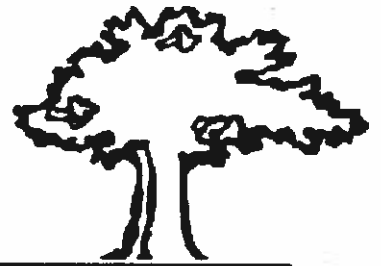
5401 Waterbrook Dr.

Austin, TX 78723

bselgy@grandecom.net

929-9505

Windsor Park Neighborhood Association



Neighborhood Planning and Zoning Department

Attn: George Adams

P.O. Box 1088

Austin, TX 78767

June 3, 2007

RECEIVED

JUN 04 2007

Neighborhood Planning & Zoning

Mr. Adams,

Enclosed please find Windsor Park's VMU Opt-Out application. We would like to give our reasons for opting out of the areas designated.

#1 - 6200 (6201 on the VMU map) Manor Road: American Botanical Council; Case Mill Homestead. This property has been designated historical and therefore can not be classified as VMU. The VMU map has this parcel listed as 6201 Manor Rd. but the American Botanical Council lists their address as 6200 Manor Rd.

#2a and 2b - 2300+ block of 51st St. (south side of 51st): We are requesting this area be opted out for environmental reasons. We want to maintain the green space and established trees. I believe this is two parcels. The land starts at the south-east corner of Old Manor Rd. and E. 51st. and continues along E. 51st until the Harvard Place Apartments.

5908 Manor Road: Owner request (Arthur Sampson). Part of this property is residential but part has been listed as commercial. Mr. Sampson plans on having Smart Housing on that land.

Regarding the minutes from our voting meeting: Only one vote had an actual count due to the closeness of the vote, all other votes passed by an overwhelming majority so we did not get an actual count. Over seventy people attended the meeting and had an opportunity to speak but voting was limited to voting members of the association per our bylaws.

Regarding the design standards and affordability level: We did not have time to have the general membership vote on these issues so we will take advantage of the amendment period to get the vote at our July general meeting. We did, however, get much feedback from people attending and the executive committee voted unanimously to Opt in the Dimensional Standards, the Parking Reductions and the Ground Floor Uses. We also voted for the 60% MFI on the Recommended Affordability Level. In an attempt to have a completed application, I did include the 60% MFI based on that feedback and executive committee vote while we are waiting for a general membership vote.

Thank you,



Barb Selgestad
President, Windsor Park Neighborhood Association
5401 Waterbrook Dr.
Austin, TX 78723
bselgy@grandecom.net
929-9505

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VERTICAL MIXED USE (VMU) OPT-IN/OPT-OUT APPLICATION

The purpose of this application is to provide recommendations on the location and standards for Vertical Mixed Use within the below named area.

Detailed instructions for completing this application can be found by clicking on this link:
ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu_instructions.pdf
Please read these instructions prior to completing this application. A "Submittal Checklist" is provided at the end of this document to help ensure that all application materials are included in the neighborhood submittal.

If you have questions or need additional information please contact the VMU Help Line at:

vmu@ci.austin.tx.us

or (512) 974-2150

1. IDENTIFY YOUR NEIGHBORHOOD PLANNING OR APPLICATION AREA AND PROVIDE THE FOLLOWING INFORMATION:

A. NAME OF NEIGHBORHOOD PLANNING AREA OR VMU APPLICATION AREA*: _____

Windsor Park

*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking on this link: <ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf>. This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT.

NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT INFORMATION:

NAME Barb Selgestad (WPNA President)

PHONE 929-9505

E-MAIL bselgy@grandecom.net

MAILING ADDRESS 5401 Waterbrook Dr.

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Austin, TX 78723**SECONDARY CONTACT INFORMATION:**NAME Rick KrivoniakPHONE 926-0733E-MAIL krivon@aol.comMAILING ADDRESS 2003 Delwood CourtAustin, TX 78723**2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA**

Detailed maps for each application area can be found by going to the map located at the bottom of www.ci.austin.tx.us/planning/verticalmixeduse.htm.

3. IF YOUR AREA HAS PROPERTIES IN THE VMU OVERLAY DISTRICT COMPLETE THE ATTACHED VMU OVERLAY DISTRICT FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail.

A blank copy of the VMU Overlay District form is provided below. Please print additional copies as needed.

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VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
#1 6200 Manor Rd	✓				
#2a 2300 ⁺ block 51 st St. (odd numbers)	✓				
#3 5908 Manor Rd.	✓				

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

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4. **IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.**

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.

N | A

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* If the detailed map does not include an address for a property of interest please assign a number to the property and note the number or address on both the detailed map and the opt-out form.

5. IDENTIFY A RECOMMENDED LEVEL OF AFFORDABILITY FOR FUTURE VMU RENTAL UNITS.

Indicate a level of affordability for residential rental units. The affordability requirements are triggered only when a VMU Building takes advantage of the dimensional standards and parking reductions approved for a site.

Note: A single affordability level applies to all VMU-eligible properties within the application area. See Instructions for VMU Opt-In/Opt-Out Process for more detail.

Recommended Affordability Level for VMU-eligible properties (check one):

_____ 80% of median family income

_____ 70% of median family income

 X 60% of median family income

_____ Other level between 60-80% of median family income

6. PLEASE PROVIDE THE FOLLOWING INFORMATION:

A. The following questions refer to the official vote taken by the Neighborhood Planning Team or Neighborhood Association on the Opt-In/Opt-Out application.

A. Was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood Association by-laws?

Yes X * No _____

If No, please explain why and how the vote was taken. For example: multiple neighborhood associations were involved with the vote and each association has different by-laws.

* The vote for opting out properties were voted on per by laws.
We intend to take advantage of the amendment time
to address design standards.

B. Please provide the results of the vote: * please see cover letter.

For 17 Against 16
 Neighborhood Planning and Zoning Department

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C. Number of people in attendance at the meeting: 70+

Neighborhood Planning & Zoning

D. Please explain how notice of the meeting at which the vote was taken was provided:

The meeting was announced in our WPNA newsletter,
Window on Windsor. ~ 3,500 are delivered to homes, apartments,
library + stores. We also announced it on our listserv that has
312 households. (see attachments)

E. Please attach a copy of the notice of the meeting at which the vote was taken.

F. Please provide a copy of the meeting minutes at which the vote was taken.

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH :

Neighborhood Plan Team By-Laws: _____

Neighborhood Association By-Laws: X

Other, as described in question A., above: _____

Barbara S. J.stad, President, WPNA
SIGNATURE OF CHAIR (OR DESIGNEE)

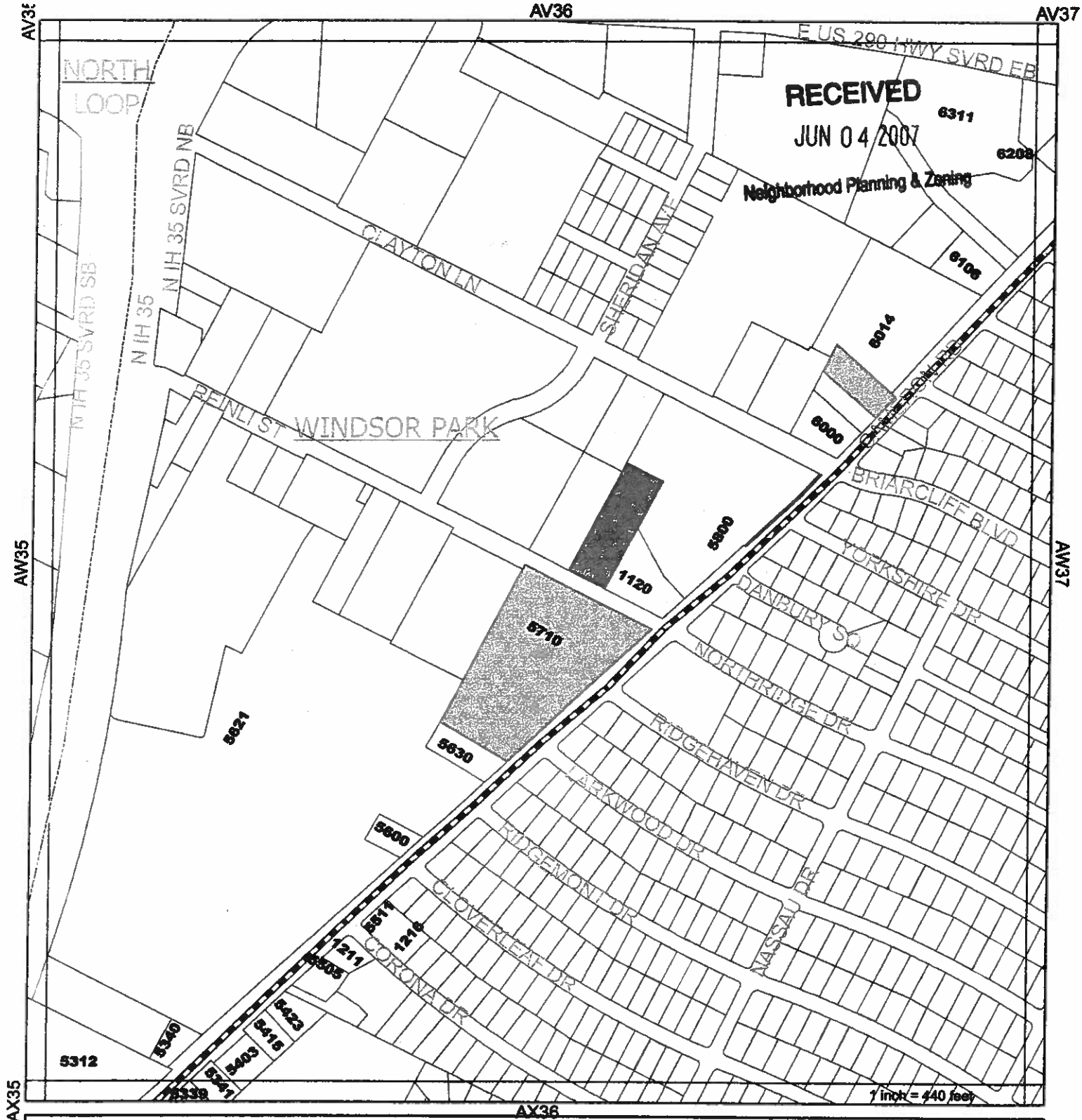
7.2.07
DATE

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:

Neighborhood Planning and Zoning Department
Attn: George Adams
P.O. Box 1088
Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center
505 Barton Springs Road, 5th floor



**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AW36**



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2006. This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.
Vertical Mixed Use Map Grids Black and White.mxd

Legend

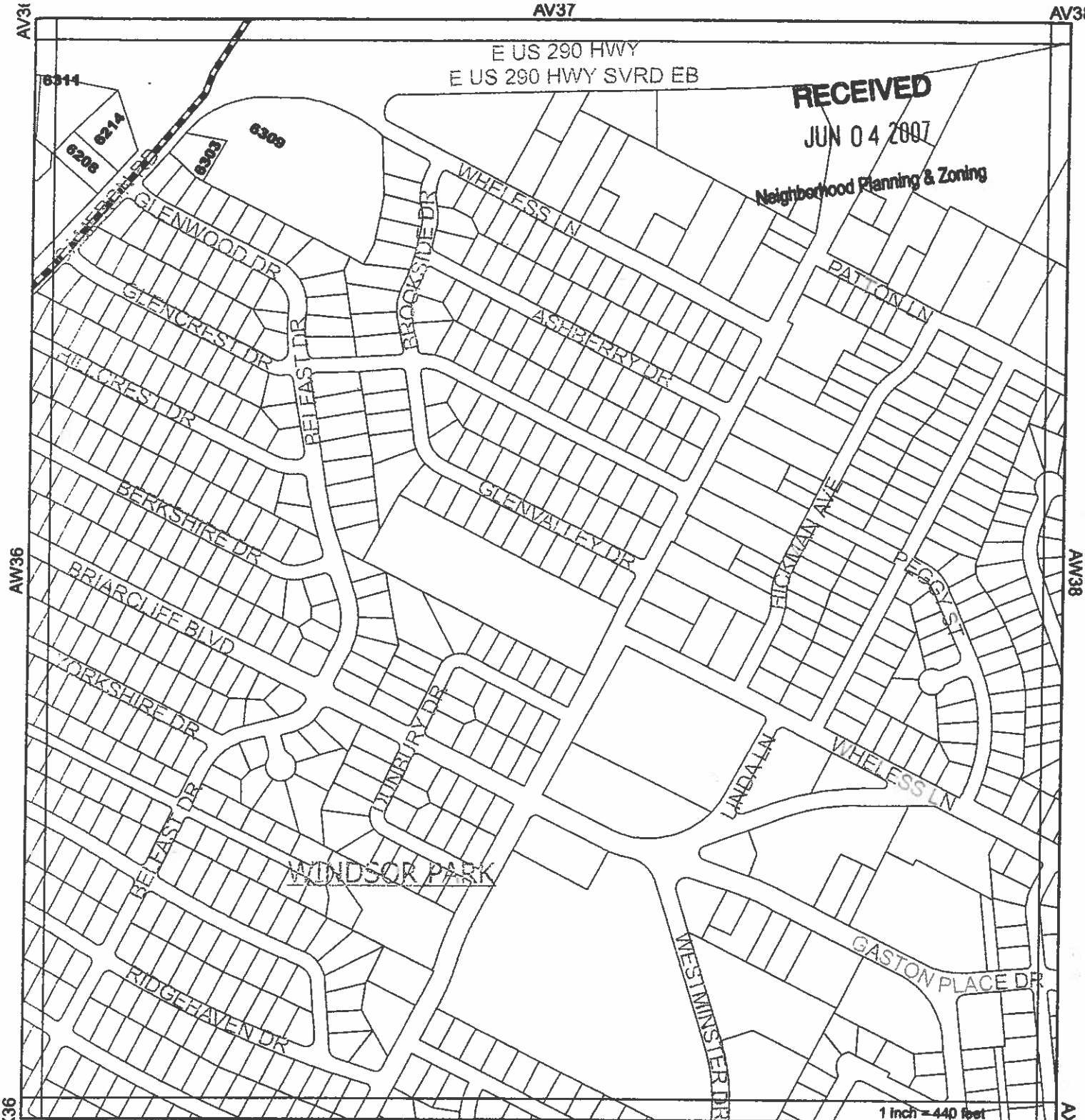
- Planning Areas
- Core Transit Corridor
- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels

E US 290 HWY
E US 290 HWY SVRD EB

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**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AW37**



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AV3

AV38

JUN 04 2007

Neighborhood Planning & Zoning

AW37

AW39

AX39

AX38

1 inch = 440 feet

**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AW38**



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Vertical Mixed Use Map Grids Black and White.mxd

Legend



Planning Areas



Core Transit Corridor



Future Core Transit Corridor



Vertical Mixed Use Overlay District ("Opt-out")



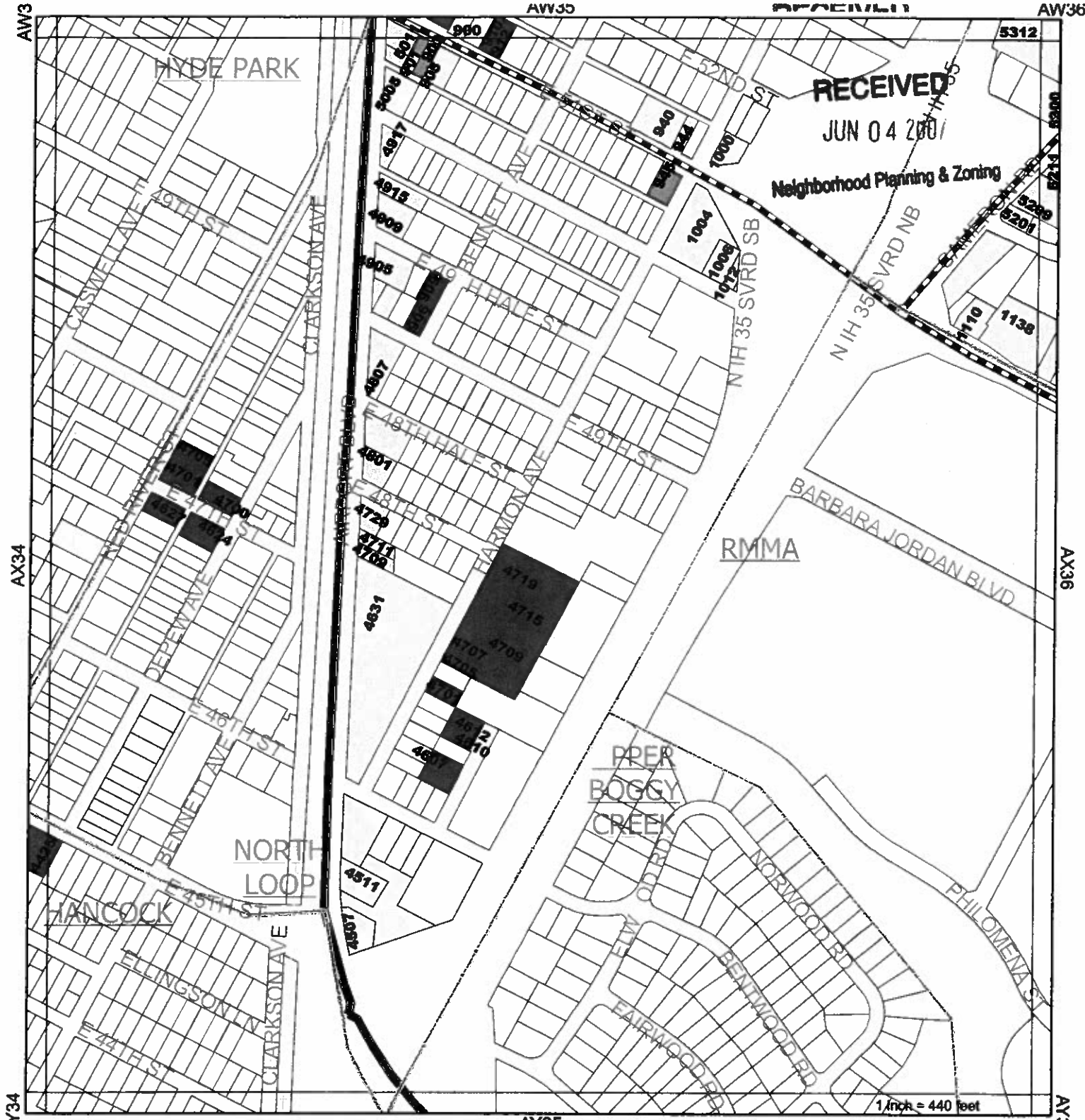
VMU Residentially Used Properties ("Opt-in")



Mixed Use Combining Districts ("Opt-in")



TCAD Parcels



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AX35**



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Vertical Mixed Use Map Grids Black and White.mxd

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AW3

AW36

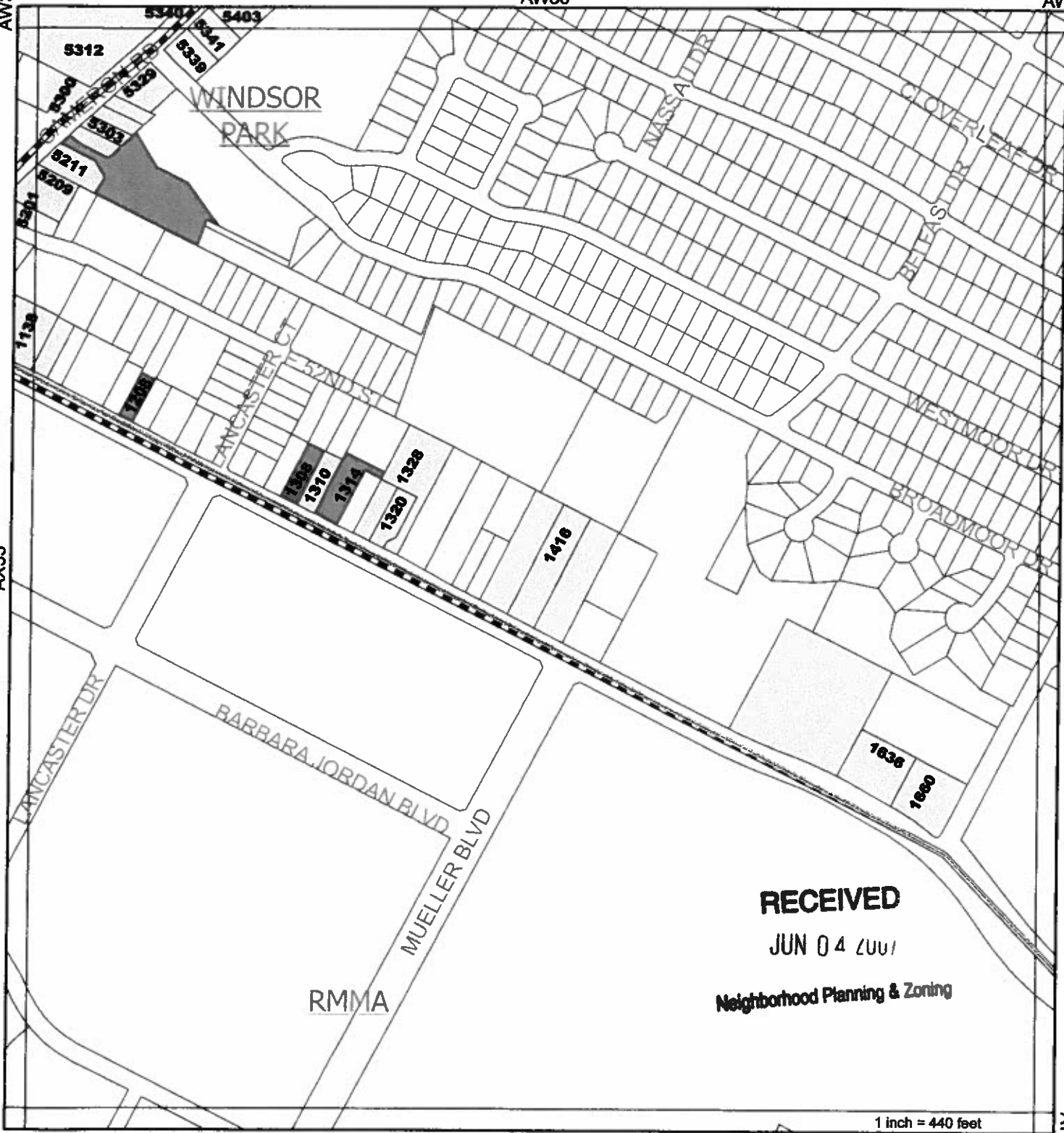
AW37

AX35

AY35

AX36

AY37



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**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AX36**



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Vertical Mixed Use Map Grids Black and White.mxd

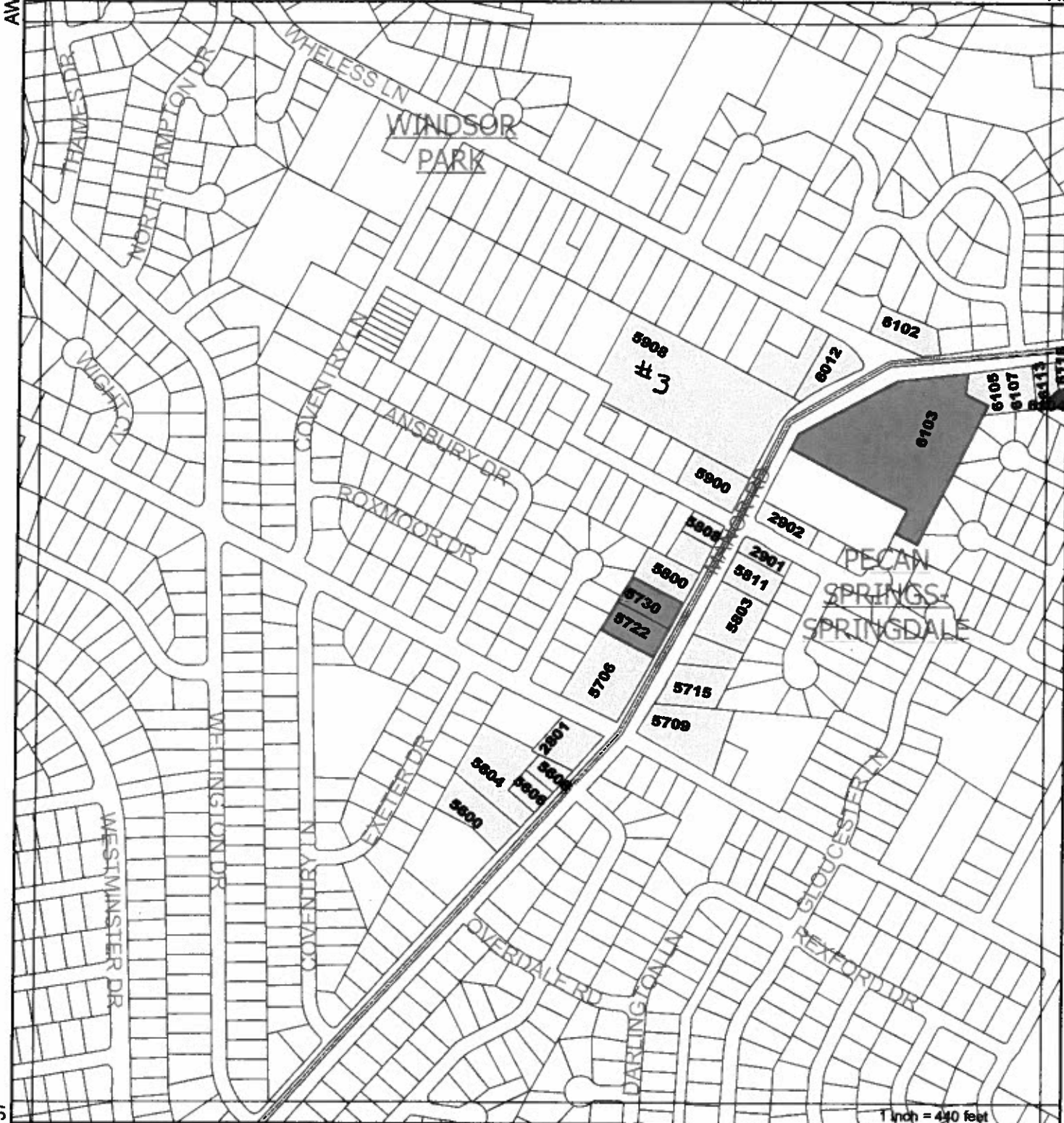
Legend

- Planning Areas
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AW3

AW38

AW39



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AX38**

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Vertical Mixed Use Map Grids Black and White.mxd

Neighborhood Planning & Zoning

Legend

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AW3

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AW40

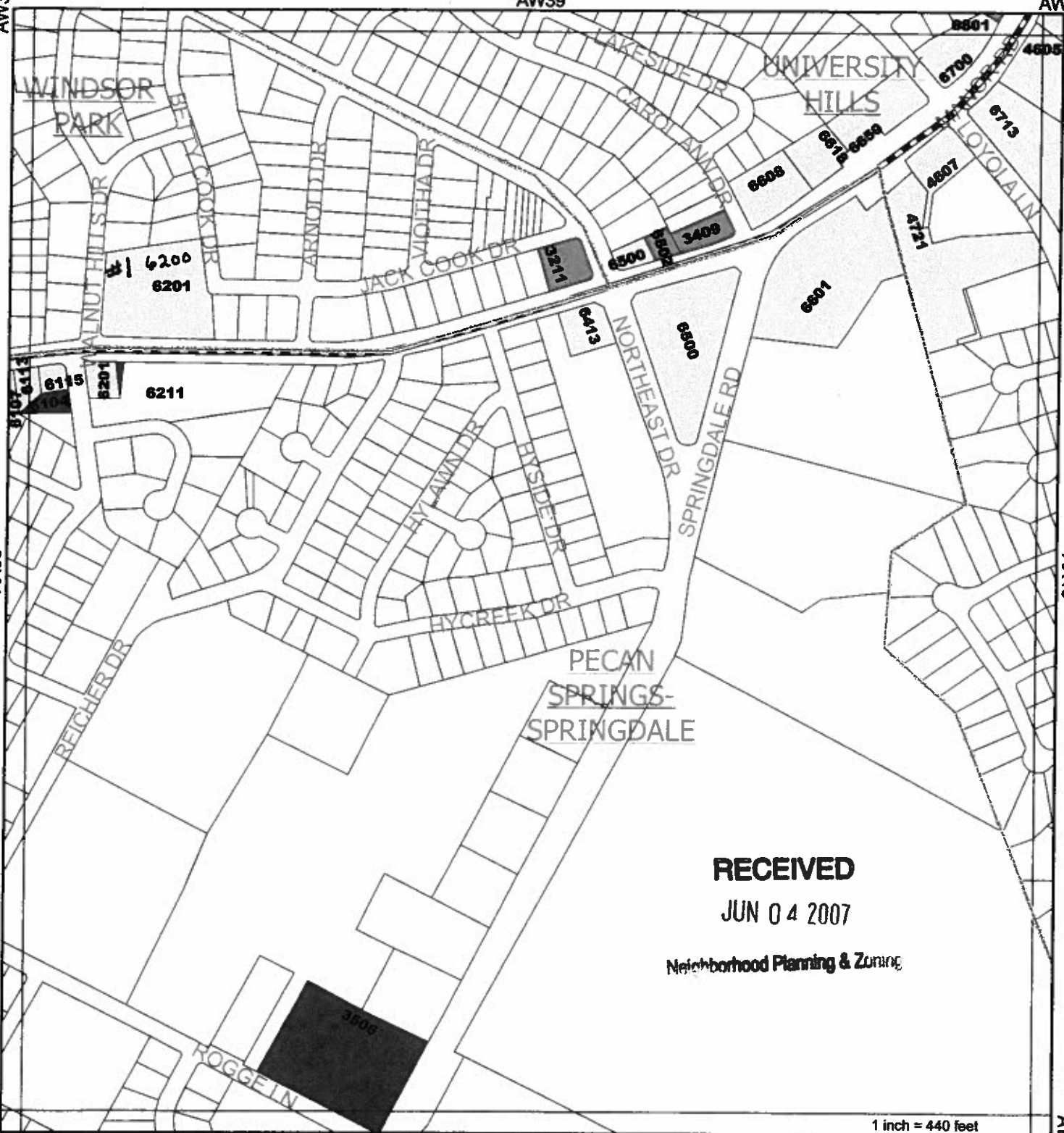
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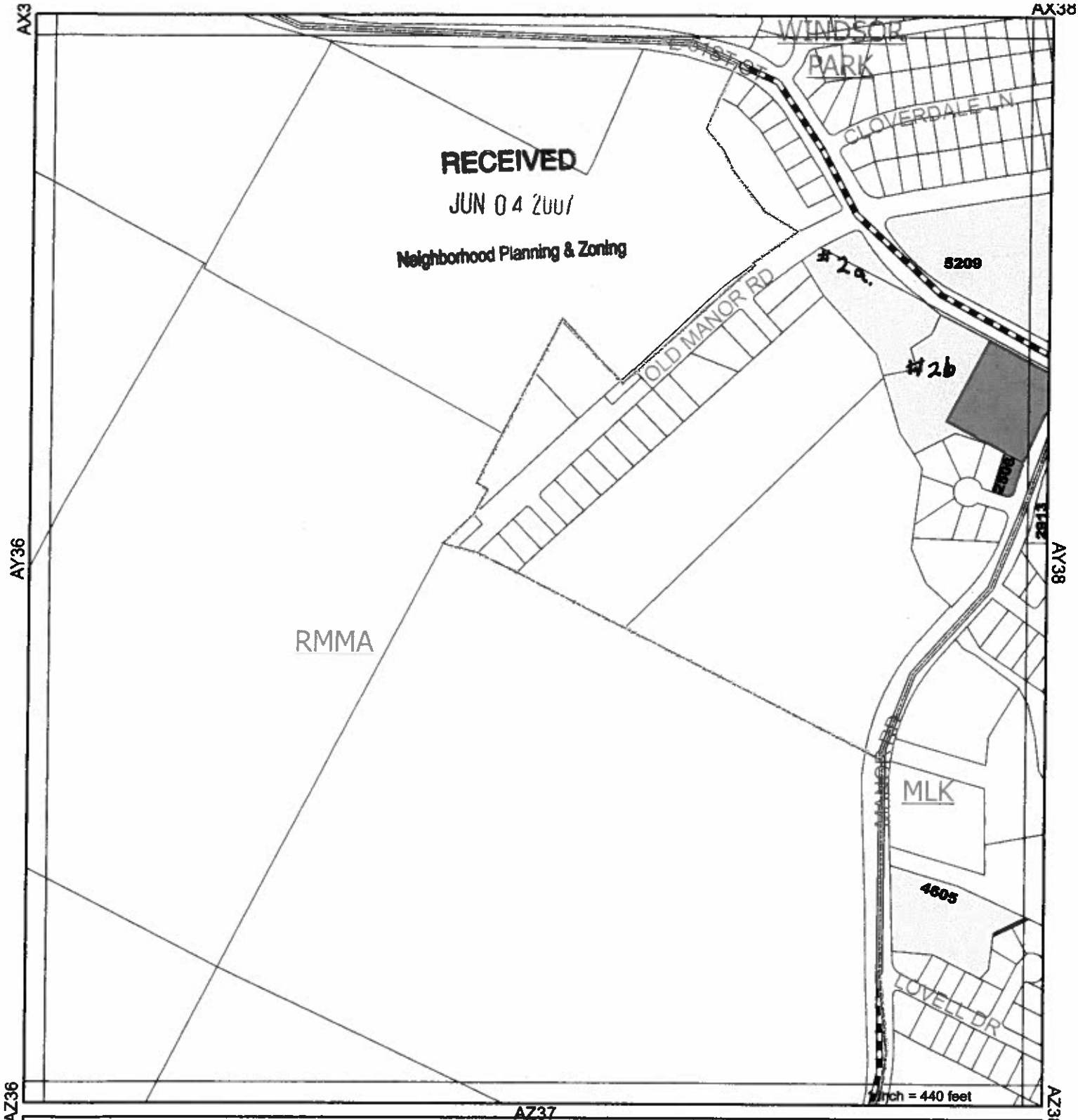
**Detailed Maps for Vertical Mixed Use
Opt-In/Opt Out Process
Grid Page: AX39**



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Vertical Mixed Use Map Grids Black and White.mxd

Legend

- Planning Areas
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**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: AY37**



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Vertical Mixed Use Map Grids Black and White.mxd

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- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels

Notice of Meeting on Windsor Park listserv

Main Identity

From: "Barb Selgestad" <bselgy@grandecom.net>
To: <windsorpark@yahoo.com>
Sent: Thursday, May 10, 2007 12:33 AM
Subject: IMPORTANT MEETING!!

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Neighbors,

~~Neighbors~~

The Planning Commission granted a postponement until June 12th for the UHWP Neighborhood Plan so that will be moved to WPNA's June meeting.

Our May meeting (this Saturday, May 12th at 10 a.m. - Memorial United Methodist Church - 6100 Berkman Dr.) will deal with Vertical Mixed Use (VMU) areas in the neighborhood (more info on what this is below). This is our chance to vote on which areas in our neighborhood we want to opt-in and where we want to opt-out of Austin's VMU plan prior to the city's June 4th deadline.

We need to be very deliberative and thoughtful in this process. To opt-in on every location (see location areas below), we could end up losing some current single family house stock and end up with VMU in places we feel would be incompatible to surrounding areas. To opt-out of every location is also a big risk. Since we can not stop development altogether, VMU may be a preferred option in some areas of our neighborhood. The bulleted items below may not occur unless there is a VMU in place, thus opting in gives more certainty about what we would be getting.

The city requires an official position on our neighborhood proposed VMU areas from WPNA by June 4th. Please plan on attending this very important meeting!

Background Information:

Vertical Mixed Use (VMU) integrates two or more land uses in one building. Most often this includes commercial use (store fronts) on the street level and apartments above. Certain design standards are used for VMUs; in return for developers agreeing to them, they receive some incentives (see bulleted items below).

VMU Opt-In and Opt-Out possibilities fall along Core Transit Corridors (CTCs). In our neighborhood this includes:

Manor Rd. South of 51st to Northeast Dr.

51st St. from Manor Rd. to IH 35

Cameron Rd. from 51st to 290

Gaston Place from Berkman to Wheless (not actually a CTC but currently but this area has been added for our consideration)

What VMU strives to achieve:

- affordable housing/rental requirements - 5% of all homeownership units and 10% of rental must be occupied by households at or below 80% MFI (Median Family Income - \$69,000 presently).
- pedestrian friendly streets
- wide sidewalks with big shade trees
- fewer strip malls and large parking lots between roads and store fronts
- height standards that stay compatible with neighboring area
- light retail, cafes, small local businesses

What developers get in return:

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- increased density
- reduction in parking requirements

Some neighbors have been working on this topic as part of a two year involvement with the Neighborhood Plan Process. They recommend the following regarding the areas the city wants us to address:

OPT-IN for the most part on the West side of Cameron Rd. Height is restricted to the base zoning height. No exceptions.

OPT-OUT on the East side of Cameron Rd.

OPT-IN on the North side of 51st, and possibly on the South side where it is not Mueller.

OPT-OUT (possibly) the duplexes on the south side of 51st. St.

OPT-IN for Windsor Village and consider other commercially zoned parcels on that stretch of Gaston Place.

OPT-IN on some commercially zoned parcels on Manor Rd.

OPT-OUT on other areas of Manor Rd. (We would only consider the West side of the road. The East side is in the East MLK Plan, i.e. Pecan Springs.)

Berkman Dr. is not currently a part of any VMU consideration.

More information on VMUs can be found in our May issue of Window on Windsor. If you do not get this newsletter delivered to your home, you may find a copy at the library or some area stores.

You may also find more information at www.ci.austin.tx.us/development/downloads/final.pdf.

Austin Neighborhood Council has also provided some information on their website: www.ancweb.org

Hope to see you there!!

barb

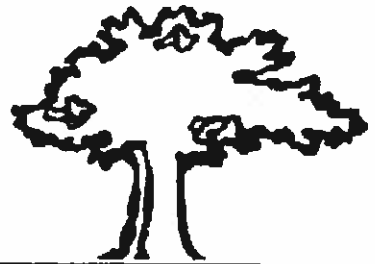
Barb Selgestad

929-9505

bselgy@grandecom.net

6/3/2007

Windsor Park Neighborhood Association



Minutes - General Meeting May 12, 2007

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Location: Memorial United Methodist Church 10:00 a.m. – 12:30 p.m.

New members – There were many new members who raised their hands and introduced themselves. President Barbara Selgestad explained that everyone needed to sign in and have their membership verified because there would be several votes taken and you must have been a member for 30 days in order to vote.

Minutes for March and April were approved

Announcements

National Night Out is August 7, Tuesday. You must register your party to have the police and fire fighters come by.

Yard of the Month – 6203 Haney

Bruce Elfant – Precinct 5 Constable announced that he is gathering signatures for to get on the ballot for the next election if anyone would like to sign it. He is also have his yearly Ice Cream Social on May 20th at 11th and Lavaca and the proceeds go to a designated charity.

APD District Representative Officer Roman Lopez discussed crime statistics over the last month. There were two sexual assaults in our area but the perpetrators were known to the victims so not random. There were 6 robberies of immigrants, including the robbery/murder at Capitol Plaza. There were 17 burglaries and 6 were at apartment complexes. All were during the daytime. There have been 25 Burglary of Vehicles, mostly at apartment complexes.

Mueller – Rick Krivoniak reported that there have been complaints about the businesses at Mueller putting up bandit signs. The water tower will now be taller because of the land where it will sit being filled in to make it about 10 feet taller. The tower is still 180 feet tall but it may look a little taller. The issue of the design of the water tower will come up sometime this summer and everyone needs to turn out.

Speedy Stop – Mark Boyden reported that one of the main things that will happen with them expanding is that the homeless camp that has grown in the back of the business will be displaced. The vacuums will be in the back but they are aware of the concern about the noise to the neighbors. The impervious cover will be 62% so less than the limit of 80%.

Vertical Mixed Use –

We asked Danette Chimenti from the Austin Neighborhoods Council agreed to come and help us understand the issue. She explained the various elements and purposes and gave us information about how she thought the process would work and what it meant in general. She took questions from the group and stayed to continue to answer general questions about the issue.

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Ruth Marie then discussed how it would affect our neighborhood specifically. She had a map that showed the core transit corridors, which are the only areas of vertical mixed use. Those streets are Cameron Road, Manor Road, 51st Street. Briarcliff/Gaston from Berkman to Wellington may be added later since it is already commercial and might be a good location for vertical mixed use.

There was a motion to include all properties in gray on the map in the VMU option. That motion was seconded. A friendly amendment was offered to vote on the opting in and opting out on the street by street. The friendly amendment was accepted and passed.

We then went street by street to discuss certain properties. We started with Manor.

Arthur Sampson asked that his property at 5908 Manor be opted out and a motion was made and seconded and it was approved that 5908 Manor would be opted out at the request of the owner.

There was a motion to opt-out the Botanical Society Building on Manor and there was a second and a vote that approved that that property would be opted out

There was a motion to opt out Dairy Queen on the basis that it has historical significance. That motion was seconded but did not pass. There were 16 people in favor and 16 against the President broke the tie and that motion did not pass.

We then discussed Cameron Road.

There was a motion to allow the Animal Trustees of Austin at Cameron and 52nd to opt in or opt out at their own request. It was seconded and passed. The discussion was that the neighborhood wanted to support them and if it was in their interest to opt in or out, we wanted them to have that option.

Then we discussed 51st Street.

The only property that was discussed was the vacant property east of the duplexes near the railroad tracks. There was a motion to opt out that property that was seconded and passed. No one has been able to get an exact address for that property but it is uninhabited and nicknamed the 51st Street grove.

No other properties were brought up for being opted out. So, all other properties on the core transit corridors are available for vertical mixed use if they meet all the other City requirements.

New Business

Nails left by the construction crews on Broadmoor where they are upgrading the apartments are puncturing people's tires and they have been told but it is still happening.

Meeting adjourned

Minutes submitted by Meg Brooks; Secretary, WPNA



WINDSOR on WINDSOR

Vol XXVI No 5
May 2007

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development Update

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Success

Join Us! WPNA
Membership Form
Contact Information

**Submissions to
the newsletter are
due by the 15th of
each month. Email
them to:
newsletter
@windsorpark.info**

Neighborhood Planning

Mark Boyden

~~Neighborhood Planning~~

We are nearing the end of the neighborhood planning process, and we want your input as the neighborhood considers taking adopting a formal position on the neighborhood plan. A draft of the University Hills/Windsor Park Neighborhood Plan was published in early February and an open house was held in late February. The Association has not yet taken a formal position on the plan, and we will continue discussing it at upcoming meetings, including our May meeting. On the May agenda will be the issue of what stance if any the neighborhood will take. More information and a copy of the latest draft available at: <http://www.ci.austin.tx.us/zoning/uhrp.htm>

Neighborhood planning is the city-led and -initiated process where city staff engage the citizens to envision how they want their neighborhood to look in about 20 years. The idea behind this process is to provide an updatable vision for the neighborhood, which includes a focus on sustaining and improving the quality of life in our neighborhood while identifying strengths, weaknesses, and opportunities. Among other things, the plan mainly focuses on land usage along with parks and green spaces, as well as transportation and such. It also provides an inventory of neighborhood assets as well as identifies things we'd like to have in the neighborhood. Part of this process includes a number of options including adopting various infill (density) options, and recommending the rezoning of areas of the neighborhood along the desires of the neighborhood.

Mark Your Calendar!

What: May Windsor Park
Neighborhood Meeting

Date: Saturday, May 12

Time: 10 a.m.

Place: Memorial United
Methodist Church
6100 Berkman

In late 2005, after many years of anticipation, the city finally approached the citizens of Windsor Park and University Hills to do neighborhood planning in a combined area. The process initiated with an outreach effort coordinated by city staff with the input of a number of citizens. Letters were mailed to every resident, property owner and business owner in the planning area inviting them to one of several informational open house meetings and to encourage citizens to become involved in the process. Over the next year, the city held numerous meetings to gather input, suggestions, and concerns. Goals were organized and refined and then used for discussion and decision-making by the working groups formed around each focus area. The results of this information were used to develop the draft plan first presented in February of 2007.

In late February, there was an open house to present an overview of the draft plan, discuss various points and issues, and to solicit feedback. Unfortunately, the discussion portion of the meeting was cut extremely short due to city staff being unprepared to handle the disruptive behavior of a couple of people at that meeting.

Continued on Page 2

Vertical Mixed Use: Part of the Continuing Zoning Saga

By Mark Boyden

Confronting Windsor Park (and the rest of Austin neighborhoods) is a sizable impact decision that must be made by June 5th (and thus at our May meeting) regarding a number of land use (aka zoning) decisions in our neighborhood. We must decide whether or not to opt-out of certain vertical mixed use (better known as VMU) zoning overlays along the core transit corridors (CTCs) in our area. If we do nothing, we automatically opt-in.

For those of us who don't keep up with all the zoning nuances, here's some info on how it works. We have three main CTCs including 51st, Cameron, and Manor (as a Future CTC). Along each of these defined CTCs, VMU will automatically be applied to the adjacent properties unless we opt-out June 5th. Note that we will have the opportunity to opt-in at a later time through a process not yet communicated.

In short, VMU is an incentive-based zoning overlay that is added on top of other base zonings (like GR for General Retail or LO for Light Office) allowing developers to trade a contribution of affordable housing for increased density (more units) beyond what the base zoning normally allows. However, it also doesn't guarantee a mixed use project as a developer may still choose to build to just the base zoning. One example cited by Council Member McCracken is the new project at Guadalupe and 32nd.

Under the auspices of promoting the new urban model, the city is striving to move away from strip malls and large parking lots between roads and business front doors, moving parking to the rear and providing large, shaded, pedestrian friendly sidewalks in front of stores with housing located above. The VMU allows us to provide developers with incentives to provide that type of development in the areas that we choose for our neighborhood.

Have concerns about crime in the neighborhood? Contact APD District Representatives Roman Lopez, 974-5518 and Santiago Diaz, 974-5918
E-mails:

Roman.Lopez@ci.austin.tx.us,
Santiago.Diaz@ci.austin.tx.us



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Neighborhood Planning & Zoning

The Neighborhood REALTOR

Troy Hanna

512-659-7093



ABR, REALTOR



Buying, Selling, Leasing and
Property Management Services

troy@presidiogroup.com
www.presidiogroup.com

The Difference Is In The Service...EXPERIENCE IT!

What VMU does and doesn't do:

- Provides home ownership affordability (5% at 80% MFI, 5% at 100% MFI)
- Provides rental affordability (10% at 80% MFI, neighborhoods can opt down to 60% MFI)
- Provides a pedestrian-friendly development
- Provides wide sidewalks with big shade trees
- Provides front-facing retail stores
- Provides parking behind or in garages
- Provides for residential parking districts (RPDs)
- Does not increase height (above the base zoning restrictions)
- Does not allow other variances
- Compatibility standards still apply
- Allows for reductions in parking requirement
- Allows for light retail and cafes in office zoning

For more information, visit the city's website on the ordinance:

<http://www.ci.austin.tx.us/planning/designstandards.htm>

The VMU ordinance is the result of three years of effort by a group of citizens, business owners, developers and city staff. The process was one of 100% consensus, which meant that everyone must agree for each decision. The council adopted this ordinance in 2006 setting this window.

If we do nothing, VMU is automatically applied along these corridors. At this point, those involved in neighborhood planning have discussed VMU as a part of our neighborhood plan along these corridors and those involved in the process have recommended VMU in a number of locations (but not everywhere).

The ordinance directs neighborhood associations to be the ones to give recommendations to the City Council, although individual citizens may also participate at the public hearings during the Council Meetings at the conclusion of the opt-in process. I encourage you to come to the May WPNA meeting and give your thoughts on the issue and vote on this important decision.

Yard of the Month *By Ruth Marie*

You can't miss the wagon, built by her son Thomas, in the front yard of Sylvia Wusterhausen. Then your eyes widen in amazement at the lush colors splashed across the yard starting with the segment on the right extending from the street to the back of the house. A Rose of Sharon hibiscus rises just behind a Viburnum. Railroad ties enclose an abundance of Snapdragons, Cannas, Flowering cabbage, Johnny-jump-ups (Violas), Salvia, Four-O-Clocks, Iris, Dusty miller, self-seeded Zinnias and Red yucca. Blue bonnets raised their bright flowers amidst all these at the time of this writing.

This swath of color branches off in front of the house, contained by limestone blocks, and repeats the array of plants mentioned above, adding Dianthus (Sweet William or Pinks), a young Fig bush, Spanish daggers, Windmill palms, Chrysanthemums, red Verbena, Rosemary, Geraniums, and Sylvia's favorite--roses, one of which is a John F. Kennedy white.

Soon a Bougainvillea will be climbing the trellis that fronts the planter to the right of the front door. Seven Crepe myrtles extending along the front and down the driveway will be adding their color come June. Note that they have been pruned correctly, not topped.

A 'box' of snapdragons, pansies, flowering cabbage and a clump of Purple fountain grass surround the eye-catching mailbox at 6203 Haney Drive. You can't miss the potted cactus that sits atop a huge, multi-colored/textured stump. Sylvia is anticipating the nuts from the young pecan tree just behind it. A young Live oak is surrounded by Dusty miller while Snapdragons surround a birdbath. This theme of contrasting colors extends to large pots with Sago palms, one with red begonias, and another with Dusty miller. A large pot of luxurious Asparagus fern fronts the plants to the left




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of the front door while smaller pots hold geraniums soon to be adding their color. At the left rear, a firecracker plant will be sprouting its bright red flowers soon. The repetition of various colors and foliage throughout make this yard visually appealing.

Sylvia warns, "Patience. It takes time! It doesn't happen overnight." Our sponsor, Shoal Creek Nursery located at 2710 Hancock Drive, will provide a \$50 gift certificate for our winners. To nominate a yard for Yard of the Month, please send the nominee's address to: WPNA YOMC, PO Box 16183, Austin 78761, call 928-0681, or email newsletter@windsorpark.info.

There's a lion at the Library!



...and books, movies, cozy chairs, magazines, a meeting room, computers, programs for youth and adults and much more!

Windsor Park Branch
Monday-Thursday: 10 a.m.-5 p.m.
Friday: 10 a.m.-5 p.m.
Saturday: 10 a.m.-5 p.m.
5833 Westminster, 928-0333

Alice J. Johnson, D.D.S.

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INVISALIGN CERTIFIED**

Is it time for a check-up?

Do you have questions or concerns
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Call 452-2195 for an appointment

5802-B Berkman Drive

Austin, Texas 78723

Windsor Park Book Club

- Sarah Jane Lee

Tuesday, May 8th, The Windsor Park Book Club will discuss *Things Fall Apart* by Chinua Achebe. The Book Club meets at 7:00 P.M. on the second Tuesday of the month at the Windsor Park Library, 5833 Westminster Dr. Copies of the book may be checked out from the library.

Margot Wright

Massage Therapist

512-407-9600



Mueller Redevelopment Update

- Rick Krivoniak

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According to David G. Ross, Vice President of Commercial Development with Catellus Development Group, the current status of merchants at the regional retail center is as follows: Best Buy, Bed Bath & Beyond and Marshalls are now open. Shoe Pavilion is scheduled to open May 1, Chair King and Chipotle are scheduled to open May 28. Petsmart, Which Wich, Doc Greens, Family Christian Store, Dots, HCS Salon and Great Nails are scheduled to open this summer. Nine other retailer leases are working now, and Catellus will announce these once the leases are signed.

On Thursday, April 19, Catellus announced details of a partnership with the Lady Bird Johnson Wildflower Center for Mueller's Southwest Greenway. Plans call for that area at the corner of Manor Road and Anchor Lane to restore some of the original Blackland Prairie vegetation as an educational park, with a butterfly garden and identifying plaques along the hike and bike trail. The Southwest Greenway will also have a two-level wet pond as part of the storm-water management system, creating spillover waterfall for much of the year. Representatives from Catellus, the Ladybird Johnson Wildflower Center and several local architecture firms were scheduled to speak about the features of Mueller's parks and the impact they will have on Mueller and the entire Austin community.

Once again, I'd like to point out that this year might be the last chance to have a significant impact on how Mueller is developed. UT will more than double their presence at Mueller, buying up to 17 acres to add to the 14 they currently lease from the City, where the Dell Pediatric Research Building is now well out of the ground. The master plan adopted at the signing of the Master Developer Agreement in late 2003 will need to be amended to accommodate this additional UT presence, offering a chance to adjust some other items in the plan.

Personally, I'd like to see the Berkman extension into Mueller not go all the way through, uninterrupted, to Manor Road. Having to drive around a small block would diminish the street's appeal as a cut through. I'm also concerned about current plans showing a large grocery store on the southeast corner of Berkman and 51st Street. I'm not familiar with how the completed bicycle lanes are working within Mueller, so other voices than mine would be welcome. The next meeting of the Mueller Neighborhoods Coalition is scheduled for Tuesday, May 8th at 6 pm, Waller Creek Plaza at 625 E. 10th St. Please share your ideas there or at WPNA meetings, on the list-serve for Mueller (mueller_redevelopment@yahoogroups.com) or Windsor Park (windsorpark@yahoogroups.com). Check the City's website under <http://www.ci.austin.tx.us/boards/search.cfm> for the Mueller Commission meetings, or call 974-7691 to confirm dates, times and locations.

Neighborhood Planning & Development

COME ON OVER

The Promise Land
Kenneth & Wanda Phillips
1504 E. 51st Street (512) 458-6301

Sunday Celebration
9:00am
Enquirer's Class
10:30am
Praise & Worship
Anointed Word
6:00pm
Domingo Explosion
7:15pm
Word on Wednesday

www.theexperience238.com
www.promisechurch.net



La Palapa

Mexican Restaurant & Cantina

- | | |
|--------------|---|
| Mon | Buy 1 enchilada dinner & get the second free (equal or lesser value; shrimp not included) |
| Tues | Buy 1 taco plate & get the 2nd free |
| Wed | Kids eat free with the equal purchase of adult entrees |
| Thurs | Buy 1 flauta plate & get the 2nd free |
| Fri | \$1.00 off any dinner entree |

Please present coupon to your server upon ordering.

Valid 5 pm to close

Offer expires 5/31/07

Cameron Rd @ 290 East

459-8729

REC'D. AUG. 9
Attachment #6

VERTICAL MIXED USE (VMU) OPT-IN/OPT-OUT APPLICATION

The purpose of this application is to provide recommendations on the location and standards for Vertical Mixed Use within the below named area.

Detailed instructions for completing this application can be found by clicking on this link: ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu_instructions.pdf. Please read these instructions prior to completing this application. A "Submittal Checklist" is provided at the end of this document to help ensure that all application materials are included in the neighborhood submittal.

If you have questions or need additional information please contact the VMU Help Line at:

vmu@ci.austin.tx.us or (512) 974-2150

1. IDENTIFY YOUR NEIGHBORHOOD PLANNING OR APPLICATION AREA AND PROVIDE THE FOLLOWING INFORMATION:

A. NAME OF NEIGHBORHOOD PLANNING AREA OR VMU APPLICATION AREA*: _____

Responsible Growth for Windsor Park (RG4WP)

*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking on this link: <ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf>. This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT.

NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT INFORMATION:

NAME Scooter Cheatham

PHONE 512-928-4441

E-MAIL scootercheatham@usefulwildplants.org

MAILING ADDRESS 2612 Sweeney Lane
Austin, TX 78723

SECONDARY CONTACT INFORMATION:

NAME Lynn Marshall

PHONE 512-928-4441

E-MAIL lynnmarshall@usefulwildplants.org or rg4wp2007@gmail.com

MAILING ADDRESS P.O. Box 4978

Austin, TX 78765-4978

2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA

Detailed maps for each application area can be found by going to the map located at the bottom of www.ci.austin.tx.us/planning/verticalmixeduse.htm.

3. IF YOUR AREA HAS PROPERTIES IN THE VMU OVERLAY DISTRICT COMPLETE THE ATTACHED VMU OVERLAY DISTRICT FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail.

A blank copy of the VMU Overlay District form is provided below. Please print additional copies as needed.

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY	APPLICATION AREA			PAGE of	
<p>Properties marked below in XXXX are to be included in the VMU overlay. All other properties are excluded from the overlay. No additional properties are opted in.</p> <p>Only the properties in blue are marked on the grid map.</p>	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-out of Ground Floor Uses in office zoning districts (NO, LO, GO)
Responsible Growth for Windsor Park (RG4WP), for purposes of amending the original application submitted on June 4, 2007, submits this second "opt-out/opt-in VMU application. Grid maps corresponding to this list are included with this application.					
51 ST ST.					
1208 E. 51st St.	amend to exclude	OR do not opt in			
1308 E. 51st St.	amend to exclude	OR do not opt in			
1310 E. 51st St.	amend to exclude				
1314 E. 51st St.	amend to exclude	OR do not opt in			
1320 E. 51st St.	amend to exclude				
1328 E. 51st St.	amend to exclude				
1416 E. 51st St. (and unaddressed property on either side)	amend to exclude				
163 rd E. 51st St. (between 1538 E. 51 st and 1636 E. 51 st)	amend to exclude				
1636 E. 51st St.	amend to exclude				
1660 E. 51st St.	amend to exclude				
1 st E. 51st St. (South side of road between Old Manor Road and large parcel at the corner of 51st and Manor Rd. TWO UNADDRESSED PARCELS)	amend to exclude				
1 st e. 51ST. at southwest corner of	amend to exclude	OR do not opt in			

→ Add another field -

	Manor Road and 51st St.					
	52ND ST.					
	1101 52nd St. (May be part of parcel addressed as 5121 Cameron Rd.)	amend to exclude				
	1105 52nd St.	amend to exclude				
	CAMERON ROAD – East side					
	5121 Cameron Rd. (unaddressed property fronting Cameron Rd. at 51st St.)	INCLUDE IN VMU OVERLAY		Opt out of dimensional standards/parking	Opt out of Parking Reductions	
	5201 Cameron Rd.	amend to exclude				
	5209 Cameron Rd.	amend to exclude				
	5211 Cameron Rd.	amend to exclude				
	52?? Cameron ("panhandle connected to large unaddressed parcel fronting on 53rd? or other)	amend to exclude				
	5301? Cameron Rd. (parcel bordering 5303 Cameron)	amend to exclude	OR do not opt in			
	5303 Cameron Rd.	amend to exclude				
	5305? Cameron Rd. (2 unaddressed parcels adjoining north side of 5303 and next lot above)	amend to exclude				
	5329 Cameron Rd.	amend to exclude				
	5339 Cameron Rd. (at Broadmoor)	amend to exclude				
	5341 Cameron Rd.	amend to exclude				
	5403 Cameron Rd.	amend to exclude				
	5415 Cameron Rd.	amend to exclude				
	5423 Cameron Rd.	amend to exclude				
	55** Cameron Rd. UNADDRESSED PARCEL between 5423 and 5505 Cameron Rd.	amend to exclude				
	5505 Cameron Rd.	amend to exclude				
	5511 Cameron Rd.	amend to exclude				
	6303 Cameron Rd.	amend to exclude				

1	6309 Cameron Rd. (large parcel bordering rear lotline of residences on Glenwood and Brookside w/ frontage on 290 – Includes Mark's American Car Care and City Mkt. shopping center; may possibly include other addresses)	amend to exclude				
	CAMERON ROAD – West side					
1	5300 Cameron Rd.	amend to exclude				
1	5312 Cameron Rd	amend to exclude				
1	5340 Cameron Rd.	amend to exclude				
1	5600 Cameron Rd. (contained on 3 sides by 5621)	amend to exclude				
1	5630 Cameron Rd.	amend to exclude				
2	5710 Cameron Rd.	amend to exclude	OR do not opt in			
1	5800 Cameron Rd	amend to exclude				
1	6000 Cameron Rd. (corner of Cameron and Clayton Ln.)	amend to exclude				
2	60?? Cameron Rd. (unaddressed parcel adj. 6014 and 6006 Cameron Rd.)	amend to exclude	OR do not opt in			
1	6014 Cameron Rd.	amend to exclude				
1	6106 Cameron Rd.	amend to exclude				
1	6208 Cameron Rd.	amend to exclude				
1	6214 Cameron Rd.	amend to exclude				
	I-35					
1	5621 Cameron Rd. (encompassing 5355 – 5621 I-35 as per address map provided by city)	amend to exclude				
	REINLI					
3	1112 Reinli St.	amend to exclude	OR do not opt in			
1	1120 Reinli St.	amend to exclude				
	CORONA					
	1211 Corona	amend to exclude				
1	1216 Corona	amend to exclude				

	290 EAST					
3	7001 Hwy 290 E	amend to exclude	OR do not opt in			
3	7015 Hwy 290 E	amend to exclude	OR do not opt in			
	OLD MANOR ROAD					
1	5209 Old Manor Road	amend to exclude				
	MANOR CIRCLE					
2	2506 Manor Circle	amend to exclude	OR do not opt in			
	MANOR ROAD					
1	5200 Manor Rd.	amend to exclude				
1	5206 Manor Rd.	amend to exclude				
1	5210 Manor Rd.	amend to exclude				
VMU - yes	5800 Manor Rd.	INCLUDE IN VMU OVERLAY		Opt out of dimensional standards package	Opt out of Parking Restrictions	
VMU - yes	5804 Manor Rd.	INCLUDE IN VMU OVERLAY		Opt out of dimensional standards package	Opt out of Parking Restrictions	
VMU - yes	5808 Manor Rd.	INCLUDE IN VMU OVERLAY		Opt out of dimensional standards package	Opt out of Parking Restrictions	
VMU - yes	5808 Manor Rd.	INCLUDE IN VMU OVERLAY		Opt out of dimensional standards package	Opt out of Parking Restrictions	
→ VMU - yes	5704 Manor Rd.	amend to exclude		Opt out of dimensional standards package	Opt out of Parking Restrictions	
VMU - yes	5706 Manor Rd.	INCLUDE IN VMU OVERLAY		Opt out of dimensional standards package	Opt out of Parking Restrictions	
2	5722 Manor Rd.	amend to exclude	OR do not opt in			
2	5730 Manor Rd.	amend to exclude	OR do not opt in			
1	5800 Manor Rd.	amend to exclude				
1	580? Manor Rd. (UNADDRESSED PARCEL between 5800 and 5808 Manor Rd.)	amend to exclude				
1	5808 Manor Rd.	amend to exclude				
1	5900 Manor Rd.	amend to exclude				
1	5908 Manor Rd.	amend to exclude				
1	6012 Manor Rd.	amend to exclude				
1	6102 Manor Rd.	amend to exclude				

000	6201 Manor Rd. NOTE: Address error. This is 6200 Manor Road. Please see note at right.	amend to exclude [AND REMOVE FROM CONSIDERATION]	NOTE: On the map, this property is mis-addressed as 6201. This should be 6200 as it is on the west (or north) side of Manor Road. This is the American Botanical Council headquarters and is the historic Case Mill Homestead. This historic building should not be listed for consideration for Vertical Mixed Use.			
	ROGGE LANE					
VMU-Yes	2807 Rogge Lane (and 100' +/- Rogge Lane, Case Mill Homestead, 1903) The subject site is located on the east side of Rogge Lane, between the property of 2807 Rogge Lane, but is not owned by the same owner as the property at 2807 Rogge Lane. The subject site is located between the property of 2807 Rogge Lane and 2813 Rogge Lane. 2800 Rogge Lane, 2805 Rogge Lane, and 2810 Rogge Lane.	amend to exclude OVERLAY				
	JACK COOK					
2	3211 Jack Cook Dr.	amend to exclude	OR do not opt in			
	GASTON PLACE					
2	1903 Gaston Place	amend to exclude	OR do not opt in			
2	1905 Gaston Place	amend to exclude	OR do not opt in			
2	1917 Gaston Place	amend to exclude	OR do not opt in			
2	1925 Gaston Place	amend to exclude	OR do not opt in			
2	1924 Gaston Place	amend to exclude	OR do not opt in			
2	1928 Gaston Place	amend to exclude	OR do not opt in			
2	1932 Gaston Place	amend to exclude	OR do not opt in			
	WESTMINSTER					
	5933 Westminster	amend to exclude	OR do not opt in			
	BRIARCLIFF					
2	1701 Briarcliff (CVS Pharmacy)	amend to exclude	OR do not opt in			
	BERKMAN					
2	5811 Berkman (Windsor Village)	amend to exclude	OR do not opt in			

* If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

5. IDENTIFY A RECOMMENDED LEVEL OF AFFORDABILITY FOR FUTURE VMU RENTAL UNITS.

Indicate a level of affordability for residential rental units. The affordability requirements are triggered only when a VMU Building takes advantage of the dimensional standards and parking reductions approved for a site.

Note: A single affordability level applies to all VMU-eligible properties within the application area. See Instructions for VMU Opt-In/Opt-Out Process for more detail.

Recommended Affordability Level for VMU-eligible properties (check one):

_____ 80% of median family income

_____ 70% of median family income

 x _____ 60% of median family income

_____ Other level between 60-80% of median family income

6. PLEASE PROVIDE THE FOLLOWING INFORMATION:

A. The following questions refer to the official vote taken by the Neighborhood Planning Team or Neighborhood Association on the Opt-In/Opt-Out application.

A. Was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood Association by-laws?

Yes xx No _____

If No, please explain why and how the vote was taken. For example: multiple neighborhood associations were involved with the vote and each association has different by-laws.

B. Please provide the results of the vote:

For 36 (thirty-six) Against 0 (zero)
Neighborhood Planning and Zoning Department

C. Number of people in attendance at the meeting: 37 (thirty-seven)

D. Please explain how notice of the meeting at which the vote was taken was provided:

Notice was given at prior meetings for future meeting dates, by telephone

tree (many members do not utilize email as a form of communication or notice),

by email, and by postings at neighborhood establishments.

E. Please attach a copy of the notice of the meeting at which the vote was taken.

Copy attached.

F. Please provide a copy of the meeting minutes at which the vote was taken.

Copy attached.

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH :

Neighborhood Plan Team By-Laws: _____

Neighborhood Association By-Laws: xx _____

Other, as described in question A., above: _____


SIGNATURE OF CHAIR (OR DESIGNEE)

08.08.07
DATE

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:

Neighborhood Planning and Zoning Department
Attn: George Adams
P.O. Box 1088
Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center
505 Barton Springs Road, 5th floor

RESPONSIBLE GROWTH FOR WINDSOR PARK
RG4WP

MINUTES
JULY 23, 2007

Present: Sign-in sheets on file.

A meeting to further consider the VMU (Vertical Mixed Use) Opt-In / Opt-Out Application due on Aug. 9, 2007 and vote on properties to be 'opted out' and/or "opted in" was held July 23, 2007.


Scooter Cheatham, president, called the meeting to order.

A discussion of Vertical Mixed Use and where in the Windsor Park neighborhood it might be appropriate took place. Various members present expressed concerns that VMU has far-reaching implications on population, creation of considerable additional retail space that would compete for tenants with the existing retail properties that sometimes struggle to keep tenants. Several members of the group also were concerned that VMU decisions must also be considered in the context of other proposed upzonings and land use, street and traffic changes, and overlays. Considerable concern was expressed that the zoning changes that are proposed and which VMU is a part of will change the character and stability of the neighborhood and has to be evaluated carefully.


The group reviewed the original VMU submission of June 4 that was submitted with the idea that a second application would be submitted on or before the extended date of Aug. 9. Properties at 51st and Cameron and on Manor Road were selected to remain in the VMU overlay of Windsor Park..

Sheryl Cheatham moved to include only those tracts noted above and to opt in no other tracts. The motion was seconded and passed 36 to 0 to include only the tracts noted above in the VMU application to be submitted by Aug. 9.

There was no further business. The meeting was adjourned.



Lynn Marshall, Secretary, RG4WP

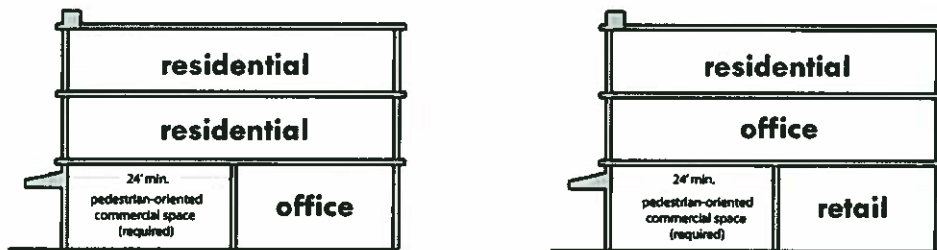


Date

OVERVIEW OF VERTICAL MIXED USE (VMU) AND THE VMU OPT-IN/OPT-OUT PROCESS

WHAT IS A VERTICAL MIXED USE BUILDING?

A vertical mixed use building contains a mix of residential and commercial uses. Typically, commercial uses (i.e. retail shops, restaurants, offices) are located on the ground floor, while residential units (condominiums or apartments) are located on upper levels. Below, are some examples of a vertical mixed use building:



WHAT IS THE VERTICAL MIXED USE (VMU) OVERLAY DISTRICT?

In an effort to encourage vertical mixed use buildings, the City Council established a vertical mixed use (VMU) overlay district. The district includes most commercially zoned and used properties along Core Transit Corridors and Future Core Transit Corridors as defined in the Commercial Design Standards. Core Transit Corridors include roadways that have or will have a sufficient population density, mix of uses, and transit facilities to encourage and support transit use. Examples include sections of South Congress Avenue, Riverside Drive, North and South Lamar Boulevard, and Guadalupe Street. Properties within this district have the additional option to develop a vertical mixed use building subject to specific design standards.

WHY VERTICAL MIXED USE BUILDINGS?

- Encourages density on commercial corridors with higher levels of transit service
- Focused on the creation of a high quality pedestrian and transit-supportive environment
- Consistent with Envision Central Texas (ECT) Preferred Scenario
- Provides a more sustainable development pattern

WHAT ARE THE STANDARDS FOR A BUILDING?

- Must have a mix of uses
- Must have pedestrian-oriented spaces on the ground floor
- Must contain residential dwelling units
- Possibility for relaxed site development standards—some of which require a residential affordability component

WHAT ARE THE RELAXED SITE DEVELOPMENT STANDARDS?

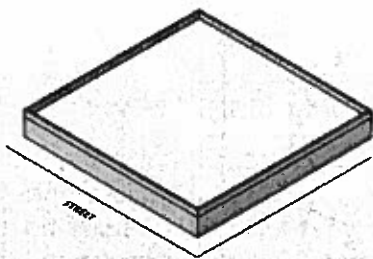
Dimensional Standards

These dimensional standards listed below are a “package” and must be accepted or rejected as such in the opt-in/opt-out process.

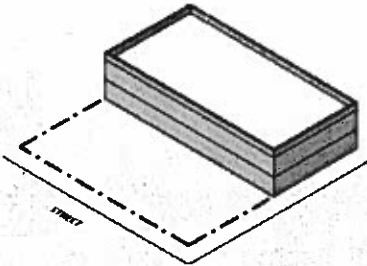
- **Setbacks**—no minimum front, street side or interior side yard setbacks. A setback refers to how far a building must be placed from a particular property line.
- **Floor to Area Ratio**—no floor to area ratio (FAR) limit.

The floor area ratio (FAR) is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building floor area in relation to the area of its zoning lot. Each zoning district has an FAR control which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable in a building on the zoning lot.

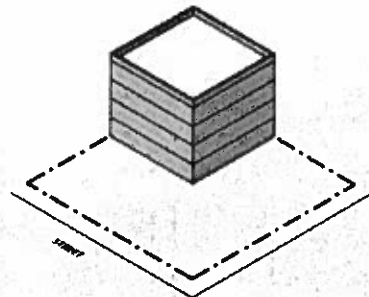
For example, on a 10,000 square-foot zoning lot in a district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.



FAR=1.0
10,000 sq. ft. building
covering 100% of lot



FAR=1.0
10,000 sq. ft. building
covering 50% of lot



FAR=1.0
10,000 sq. ft. building
covering 25% of lot

- **Building Coverage**—no building coverage limit. Most zoning districts place a percentage limit on the amount of a lot that may be covered by a building. This provision would not change the amount of impervious cover allowed on site. Impervious cover is anything that stops water from being absorbed into the ground and includes such things as buildings, driveways, and sidewalks.
- **Minimum Site Area**—no “minimum site area” requirements. Site area requirements limit the number of dwelling units on a site by requiring a certain amount of square footage at a site for a specific type of multi-family unit (efficiency, one-bedroom, two-bedroom, etc.). For example, if a zoning district for a 10,000 square foot lot requires 2,500 square feet for each two-bedroom unit, then four two-bedroom units can be built on that lot.

Off-Street Parking Reduction

Minimum off-street parking for the commercial uses within a VMU building can be reduced to 60% of the normal Land Development Code requirements. Residential uses within a VMU building receive this parking reduction by right and cannot be changed through this process. The parking reduction cannot be used in addition to any other parking reduction allowances

such as the one for properties within the Urban Core. Below are some typical uses and the amount of parking required.

- A small restaurant or bar, billiard parlor—one space per 100 sq/ft of floor space
- Convenience Store, bank, bowling alley, liquor store, barber shop, yoga studio, pet shop—one space per 275 sq/ft of floor space
- Furniture or carpet store—one space per 500 sq/ft of floor space

Additional Ground Floor Commercial Uses in Office Districts

If approved through the opt-in/opt-out process, the following commercial uses will be allowed in a VMU building in an office zoning district (**NO, LO, GO**):

- Consumer convenience services (allows private postal boxes, safety deposit boxes, and ATMs)
- Food Sales (allows grocery stores, delicatessens, meat markets, retail bakeries, and candy shops),
- General Retail Sales Convenience and General (allows a full range of retail establishments)
- Restaurants Limited and General (without drive-thrus).

Zoning use information can be found starting on page 45 of the following document:
http://www.ci.austin.tx.us/zoning/downloads/np_guide.pdf.

WHAT IS THE OPT-IN/OPT-OUT PROCESS?

The City Council established a one-time process whereby neighborhoods provided recommendations on the location and the development characteristics of Vertical Mixed Use (VMU) buildings. Application materials were sent to each registered neighborhood planning team, or neighborhood association if there was not an established planning team.

The Neighborhood Planning & Zoning Department is currently in the process of reviewing the application submittals and forwarding the neighborhood recommendations to Planning Commission and City Council. The Planning Commission reviews the neighborhood requests and forwards a recommendation to City Council. After considering the Neighborhood's and Planning Commission's recommendations, the City Council makes a decision on the vertical mixed use application.

WHAT TYPES OF RECOMMENDATIONS CAN BE MADE BY THE NEIGHBORHOOD?

- 1) Amend the boundaries of the vertical mixed use overlay district to remove a property from the overlay district. If a property is removed from the overlay district, a vertical mixed use building is not permitted on the property.
- 2) Allow for the vertical mixed use building option on properties outside of the VMU Overlay. A neighborhood can recommend to opt-in a commercially zoned property with any of the relaxed dimensional standards.
- 3) VMU Overlay District Opt-Out—the neighborhood can recommend to remove some or all of the relaxed site development standards to the VMU eligible properties within the overlay district.

- 4) **Affordability Level**—If VMU Buildings are approved through the opt-in/opt-out process and take advantage of the dimensional and/or parking exemptions they are subject to certain affordability requirements.

Owner-Occupied Units—Five percent of residential units shall be affordable for households earning no more than 80 percent of the current Median Family Income (MFI). Five percent of the residential units shall be affordable for households earning no more than 100 percent of the MFI. The affordability period is 99 years.

Rental Units—Ten percent of the residential units shall be affordable for households earning no more than 80 percent of the current MFI. As part of the opt-in/opt-out process, a neighborhood association or neighborhood planning team may request that the affordable rental units be available for renters earning a lower percentage of the median family income. This percentage can range from 80% to as low as 60 percent of the median family income. The affordability period is 40 years.

OTHER FREQUENTLY ASKED QUESTIONS:

DO I HAVE TO BUILD A VERTICAL MIXED USE BUILDING IF I GET REZONED THROUGH THE OPT-IN/OPT-OUT PROCESS?

The vertical mixed use combining district adds an additional development *option* to a property. Any property owner that gets their property rezoned through the opt-in/opt-out process to add the vertical mixed use building “V” combining district will still have the right to (re)develop under their existing base zoning district.

HOW HIGH CAN A VERTICAL MIXED USE BUILDING BE BUILT?

A vertical mixed use building cannot be built any higher than the base zoning district. For example, if your zoning is GR-V (community commercial-vertical mixed use building-combining district), the height limit would be 60 feet which is permitted under GR zoning.

IF THERE IS NO MINIMUM FRONT, STREET SIDE OR INTERIOR SIDE YARD SETBACKS CAN A VMU BUILDING BE BUILT RIGHT ON MY PROPERTY LINE?

The City of Austin requires compatibility standards to help minimize negative impacts between low-intensity and high-intensity uses. Any lot zoned for condominium, multifamily, office, commercial, or industrial uses must comply with compatibility standards if it is adjacent to, across the street from, or within 540 feet of a single-family zoning district or use.

HOW WILL I KNOW IF/WHEN A VERTICAL MIXED USE BUILDING IS BEING CONSTRUCTED?

Any property owner/developer who chooses to construct a vertical mixed use building must submit a site plan to the City. Filing of a site plan requires a notice of application be sent to all property owners and registered neighborhood organizations within 300 feet of the site via US Mail.

WHAT CAN I DO IF I DO NOT AGREE WITH THE NEIGHBORHOOD RECOMMENDATION?

The Opt-In/Opt-Out process includes two public hearings, first at Planning Commission and then at City Council. If you do not agree with the neighborhood recommendations you can submit a public comment form or email the zoning case manager with your comments. All comments will be forwarded to both Planning Commission and City Council. There is also an opportunity to attend the public hearings and state your comments directly to the Commissioners and City Council members.

HOW CAN I GET A VMU BUILDING ON MY PROPERTY IF I AM NOT IN THE OVERLAY DISTRICT?

Any property owner can apply for a rezoning of their property to add the vertical mixed use building "V" combining district. The Planning Commission reviews the applicant's request and forwards a recommendation to City Council.

IF THERE IS NOT A MINIMUM BUILDING COVERAGE REQUIREMENT, ARE THERE ANY OTHER LIMITATIONS ON BUILDING COVERAGE ON A LOT?

The City's impervious cover limits and compatibility standards will still apply.

WHERE CAN I FIND MORE INFORMATION ABOUT THE COMMERCIAL DESIGN STANDARDS AND VMU?

http://www.ci.austin.tx.us/planning/downloads/Subchapter_E_Design_Standards.pdf

<http://www.ci.austin.tx.us/planning/verticalmixeduse.htm>

In favor

PLANNING COMMISSION HEARING**DATE: March 25, 2008 TIME: 6:00 P.M.****LOCATION: City Hall, Rm. 1002, Council Chambers
301 W. 2nd Street, Austin****CITY COUNCIL HEARING****DATE: April 24, 2008 TIME: 4:00 P.M.****LOCATION: City Hall, Rm. 1002, Council Chambers
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PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P O Box 1088, C/O Minal Bhakta, Austin, TX 78767-8835.

File # C14-2008-0044

Planning Commission Hearing Date: March 25, 2008

Name (please print) Kristi Johnson
☒ I am in favor
(Estoy de acuerdo)
Address 5105 Lancaster Ct
☐ I object
(No estoy de acuerdo)

.....

INFORMATION ON PUBLIC HEARINGS

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File # C14-2008-0044

Planning Commission Hearing Date: March 25, 2008

Name (please print) Stefan J. Acosta

☒ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

Address 1605 Ridgehaven Dr.
Austin, Texas 78723

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File # C14-2008-0044

Planning Commission Hearing Date: March 25, 2008

Name (please print)

Minal Bhakta

Address

*1605 Ridgehaven Dr.
Austin, Texas 78723*



I am in favor
(Estoy de acuerdo)



I object
(No estoy de acuerdo)

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File # C14-2008-0044

Planning Commission Hearing Date: March 25, 2008

Name (please print) 5700 CAMERON ROAD L.P.

Address 5700 CAMERON ROAD, AUSTIN, TX 78723

PROPERTY I.D. 223354.

- ☒ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

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File # C14-2008-0044

Planning Commission Hearing Date: March 25, 2008

Name (please print) ROBERT GUIDRY

☒ I am in favor
(Estoy de acuerdo)

Address 1200 E 51st ST.

☐ I object
(No estoy de acuerdo)

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File # C14-2008-0044

Planning Commission Hearing Date: March 25, 2008

Name (please print) LEtha Whiteley ☐ I am in favor
Address 1205 Ridgmont Dr Austin Texas 78723 ☒ (Estoy de acuerdo)
I object
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

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File # C14-2008-0044

Planning Commission Hearing Date: March 25, 2008

Name (please print) Rosalie Hardin ☐ I am in favor
Address 2712 Pinewood Terrace Hm ☒ (Estoy de acuerdo)
I object
(No estoy de acuerdo)

Attachment #8
Objections

PLANNING COMMISSION HEARING

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File # C14-2008-0044

Planning Commission Hearing Date: March 25, 2008

Name (please print)

Fred McLeroy

Address

1205 Larkwood

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

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I oppose this moving because:

- ① it will create an ugly, congested ~~at~~ downtown-city-type infrastructure when it does not belong - in fingers spread throughout the city
- ② it will increase taxes, increasing merchants' costs, increasing cost to consumers
- ③ it will drastically increase commercial rents - in the new buildings + "trickling down" into old building - driving local businesses out of business - this already happened to my business on Anderson Lane -

Closing Sale in progress
at Discovery Cycle
2700 W. Anderson -
come buy cheap from
desperate local merchant
- ④ at my house on Lakewood.
 - a - property tax goes up
 - b - due to inadequate parking, VMA users will park in my neighborhood
 - c - actual liveability of the existing neighborhood goes down - actual value of my property goes down
 - d. more congestion - much worse traffic - more crime

Please do not urbanize this neighborhood

Joe M. Long

PLANNING COMMISSION HEARING

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File # C14-2008-0044

Planning Commission Hearing Date: March 25, 2008

Name (please print) Timothy J. Callan

☐ I am in favor
(Estoy de acuerdo)

Address 1773 Cricket Hollow Drive, Austin, Tx 78758

☒ I object
(No estoy de acuerdo)

I own 6003 Cameron Rd, and 50% of 3815 Cameron Rd.

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File # C14-2008-0044

Planning Commission Hearing Date: March 25, 2008

Name (please print) SUSAN & KURT HEINZELMAN

Address 6106 CHERYLANN CIRCLE

☐ I am in favor

(Estoy de acuerdo)



I object

(No estoy de acuerdo)

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